

PD Modification Application: PRS 25-0426

BOCC Land Use Meeting Date:

July 22, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Stanley Martin Homes

FLU Category: RES-6

Service Area: Urban

Site Acreage: +/-14.25 acres

Community Plan Area: Apollo Beach & Southshore Systems

Overlay: None

Request: Minor Modification to PD 98-1513



Existing Approvals:

PD 98-1513 rezoned the property in 1998 from PD (Planned Development) and RSC-6 (Residential, Single Family Conventional) to PD (Planned Development). The site was approved for a mixed use of development consisting of single family, multifamily, office and commercial. The area subject to the current minor modification is located within the 73.9-acre Town Center which allows up to 225 dwelling units with a maximum residential density of 20 dwellings per acre and subject to RMC-20 zoning district development standards. The Town Center also permits up to 260,000-square-foot commercial and a maximum of 40,000-square-foot office uses.

The most recent amendment was PRS 13-0591. The subject site is also located within DRI #241 (Harbor Bay DRI) which encompasses approximately 1,096 acres. The applicant is not proposing any changes to the DRI. The subject area is located wholly within the 73.9-acre designated Town Center which includes commercial, office, residential and recreational uses.

Proposed PRS 25-0426 requests to amend the existing Conditions of Approval with similar standards utilized for other detached single-family residential development PODs within the Harbour Bay PD. The applicant proposes to amend Condition 9 of the Conditions of Approval via proposed condition No. 9.2 establishing a new category of Florida Traditional Development ("FTD") standards applicable only to the subject property that would allow for a single-family detached product to be constructed on the existing platted lots within the FTD community, in lieu of townhomes.

Existing Approval(s):

- (1) Alternate 1. Florida Traditional Townhomes (platted as "Townhomes at Compass Pointe"):
- a. Front Setback: 10' Principal Struct.
 - b. Front Porch Setback: 5'
 - c. Side Setback: NA
 - d. Rear Loaded Garage: 5' Setback
 - e. Max. Height: 40'

Proposed Modification(s):

- (1) Modify Condition 9 to allow an additional Alternate 1 for Florida Traditional Single-family, detached.
- a. Front Setback (Principal Structure & Optional Porches) 3'
 - b. Rear Setback (Alley Adjacent): 5'
 - c. Rear Setback (No Alley Adjacent) 3'
 - d. Side Setback (No Alley Adjacent): 3'
 - e. Side Setback (Alley Adjacent): 5'
 - f. Max. Height: 45'

APPLICATION NUMBER: PRS 25-0426

BOCC LUM MEETING DATE: July 22, 2025

Case Planner: Tim Lampkin, AICP

--	--

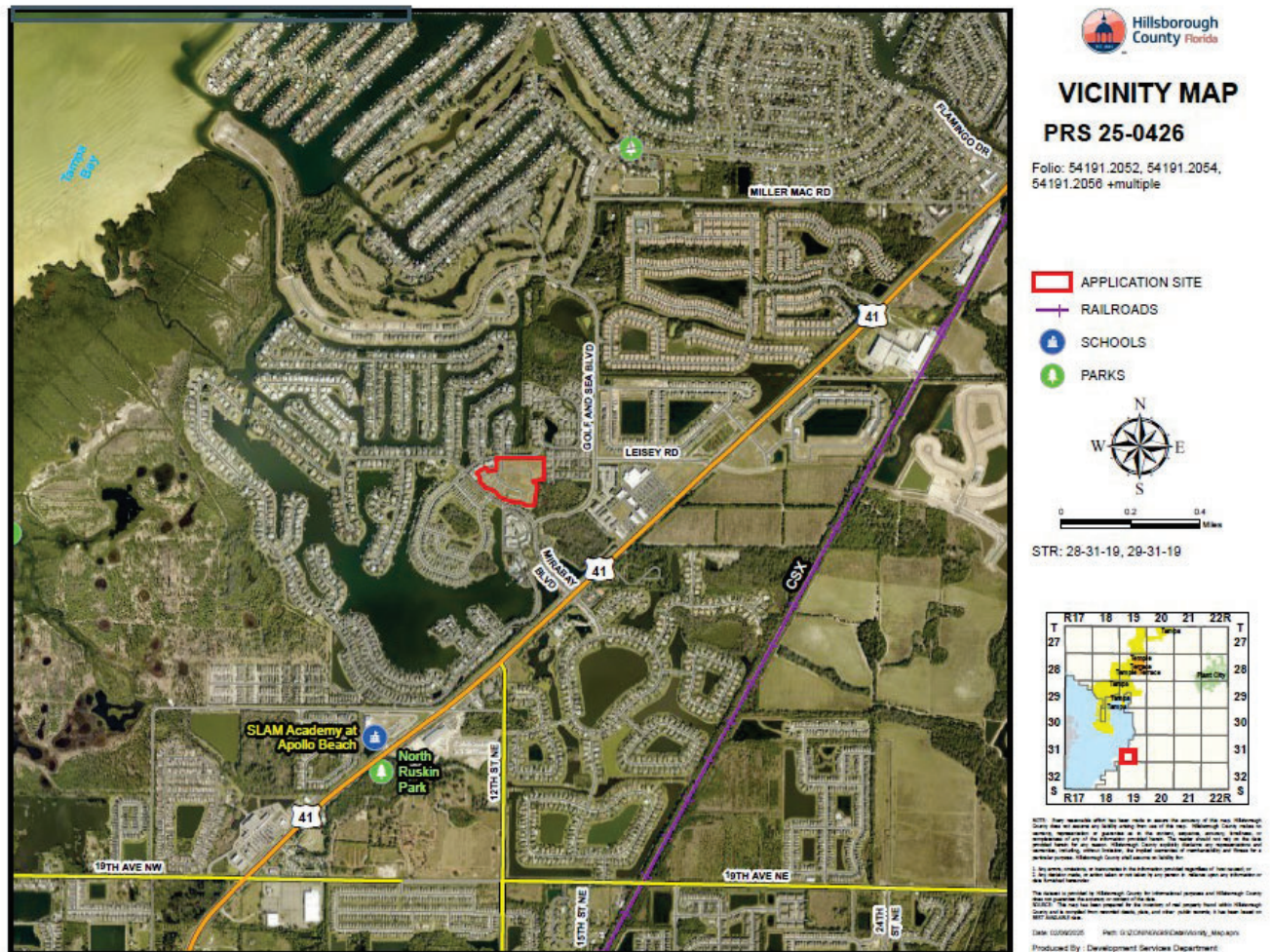
Additional Information:

PD Variation(s):	None Requested
Waiver(s) to the Land Development Code:	None Requested.

Planning Commission Recommendation: N/A	Development Services Recommendation: Approvable, subject to proposed conditions
---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

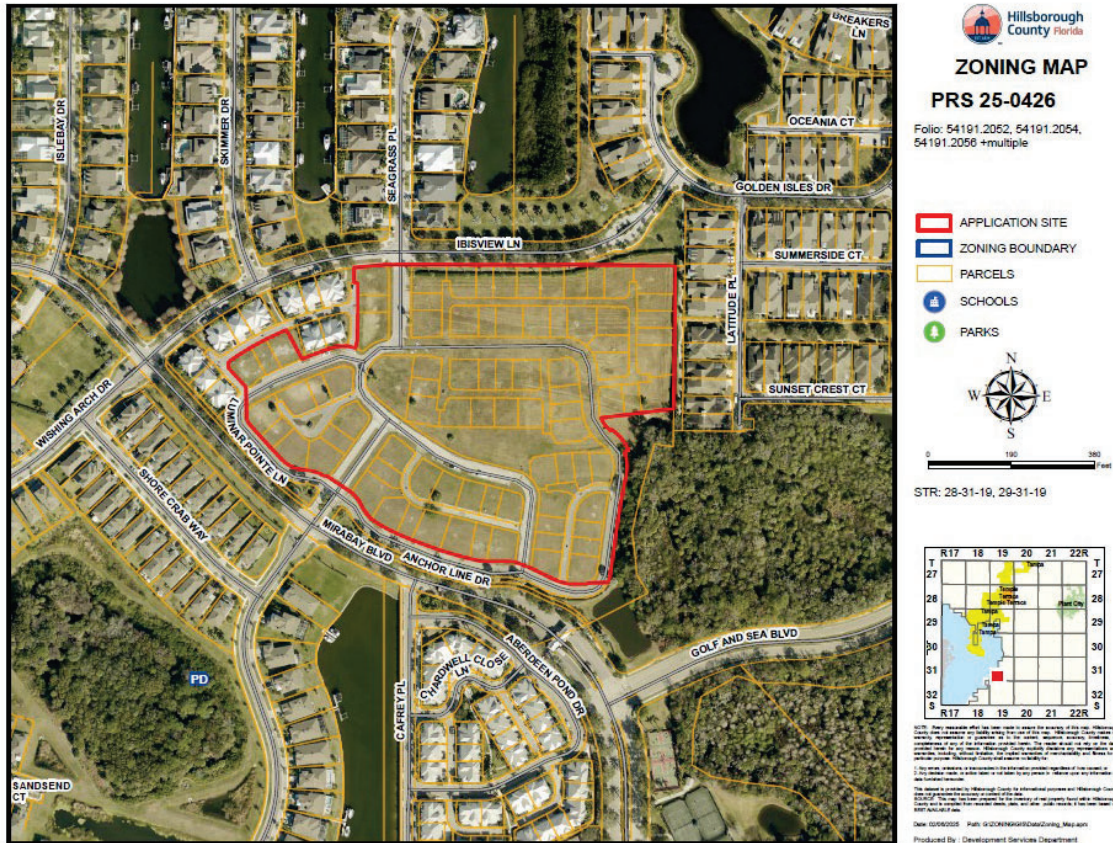


Context of Surrounding Area

The Planned Development is located on the north side of Mirabay Boulevard, south of Ibis View Lane. Uses immediately surrounding the site are attached and detached single-family homes located within the same Planned Development. Approximately 3,000 feet southeast of the subject properties is an area located on U.S. 41 designated as commercial with a grocery store.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Immediate Area Map

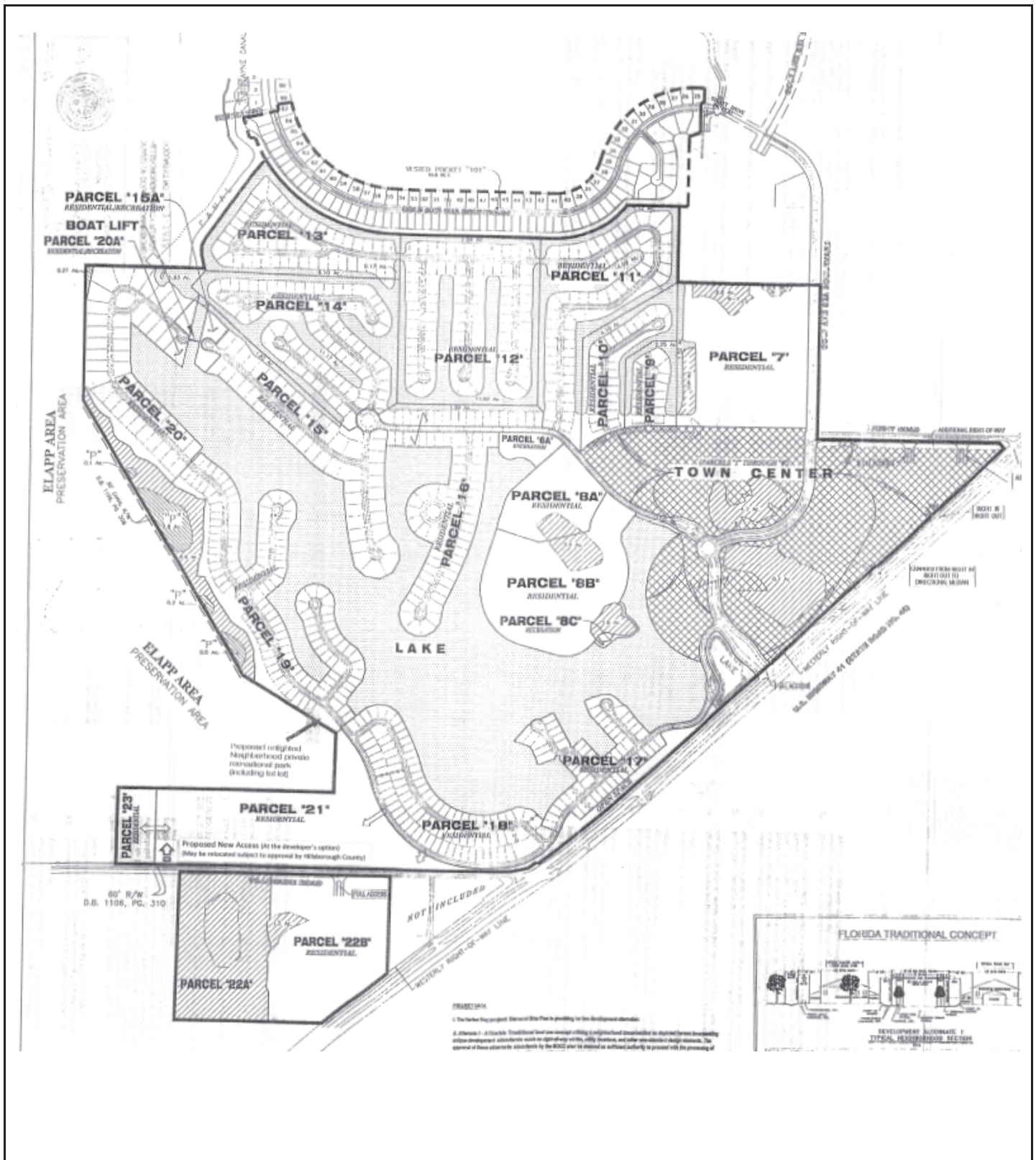


Adjacent Zonings and Uses

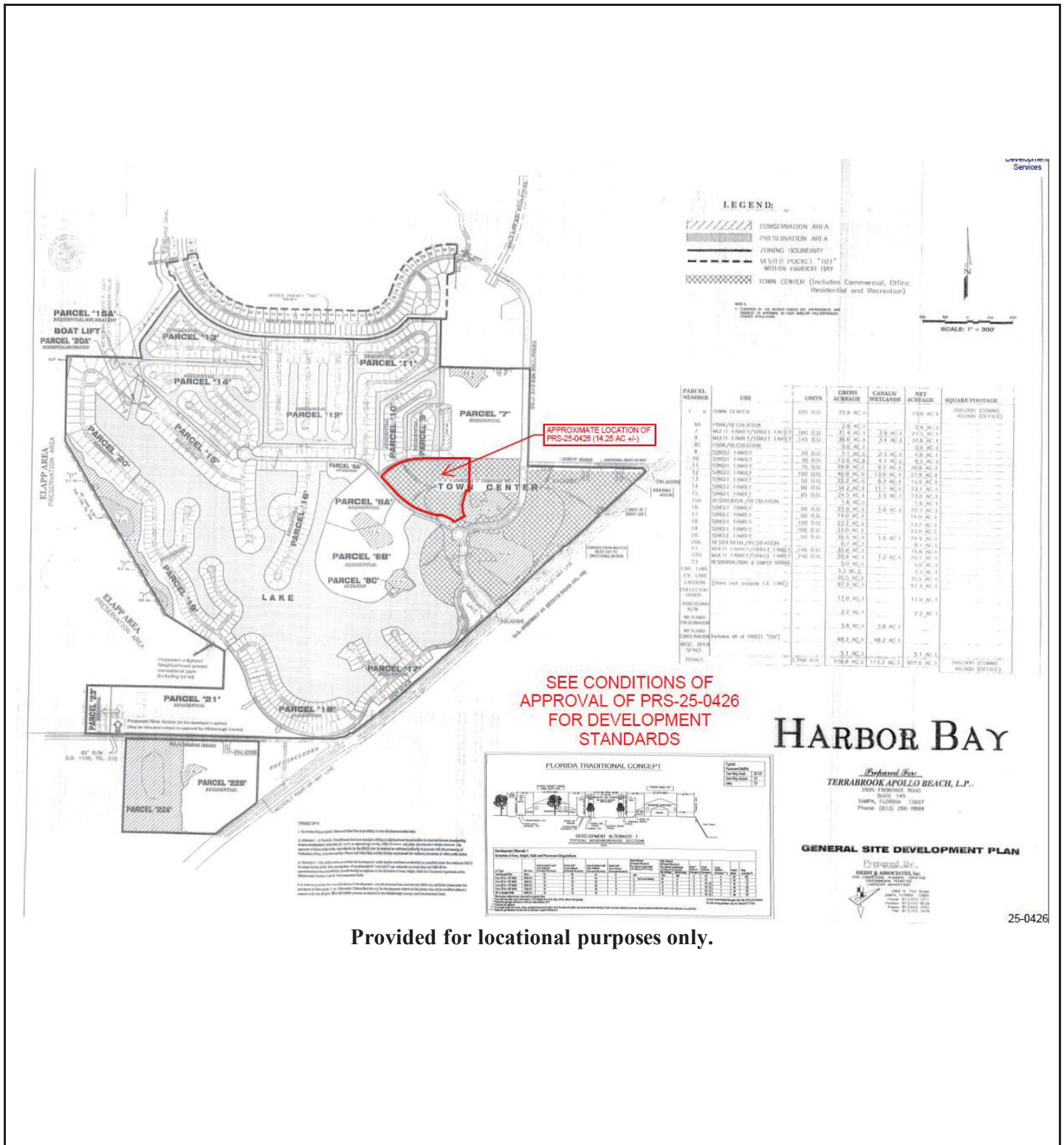
Location:	Zoning:	Future Land Use:	Density/F.A.R.	Permitted Use:	Existing Use:
North	PD 98-1513	RES-6	Non-residential: 0.25 FAR MF Residential: 20 du/ac SF Residential: 9 du/ac	Commercial/Office; Residential: Attached/detached	SF, attached & detached
South	PD 98-1513	RES-6	Non-residential: 0.25 FAR MF Residential: 20 du/ac SF Residential: 9 du/ac	Commercial/Office; Residential: Attached/detached	SF, attached
East	PD 98-1513	RES-6	Non-residential: 0.25 FAR MF Residential: 20 du/ac SF Residential: 9 du/ac	Commercial/Office; Residential: Attached/detached	SF, attached
West/SW	PD 98-1513	RES-6	Non-residential: 0.25 FAR MF Residential: 20 du/ac SF Residential: 9 du/ac	Commercial/Office; Residential: Attached/detached	SF, detached

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Existing Site Plan (Partial)



2.5 Proposed Site Plan (Partial)



Provided for locational purposes only.

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
Mirabay Blvd.	Private Local Roadway	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Ibisview Ln.	Private Local Roadway	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,128	156	213
Proposed	2,128	156	213
Difference (+/-)	No Change	No Change	No Change

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☒ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Airport Incompatible Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exception Requested ☐ Off-site Improvements Required ☒ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Transportation Staff Report.
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Water Resource Services Comment Sheet Water & Wastewater.
Hillsborough County School Board Adequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A Inadequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees No comments.				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☐ Yes ☒ No	☐ Inconsistent ☐ Consistent ☒ N/A	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATION

5.1 Compatibility

The area within the Planned Development subject to this request is generally located on the north side of the Mirabay Boulevard and Golf and Sea Boulevard. The subject property was platted as "Townhomes at Compass Pointe" on May 9, 2006, Plat Book 108, Pages 217 through 228. The Applicant is seeking to amend the existing Conditions of Approval to establish single-family detached development standards that will allow for a single-family detached product to be constructed on the existing platted lots. This includes modifying PD 98-1513 to include additional minimum setbacks and development standards for detached single-family homes on the subject platted lots. To the immediate east, also located within the Town Center is developed with duplexes extending eastward to Golf and Sea Boulevard. Southwest across Mirabay Boulevard is a single-family residential neighborhood developed in the Florida Traditional Development, Alternate 1, Option 1 per Mirabay Parcel 8 plat.

According to the applicant's narrative, *"The Subject Property is currently platted in a configuration consistent with the Construction Plan approvals (Project Identification No. 6308) for a planned townhome development. These Construction Plans appear to have been reviewed and approved under the FTD design criteria (Option 2) for townhomes. The Applicant's proposed amendment would establish single-family detached development standards that will allow for a single-family detached product to be constructed on the existing platted lots by modifying the FTD criteria for that use."* The name of the approved plat for the subject site is "Townhomes as Compass Pointe".

The subject property is located within the "Town Center" portion of PD 98-1513 (PRS 13-0591). The Town Center allows commercial, office, multi-family and single-family residential development. There are two residential development options. The first type of development allows residential and/or non-residential development with uses and development standards of the RSC-6, RMC-20, B-PO, and/or C-G zoning district standards. The second type of development allows an alternative development pattern known as "Florida Traditional Development" (FTD), with a table labeled "Development Alternative 1 – Typical Neighborhood Section" set forth on face of the General Site Plan identifying required development standards including setbacks and lot sizes, for both townhome and detached single-family residential development. The FTD criteria are further clarified by Conditions 9 through 15. **The applicant proposes to modify Condition No. 9 adding proposed Condition No. 9.2 to allow a second set of Florida Traditional Development standards limited to the parcels located within the "Townhomes at Compass Pointe" plat for detached single-family residential development. The proposed change will neither increase the number of units currently approved nor change the number of existing platted lots within the approved plat.**

Pursuant to nearby residents' concerns, the applicant agreed to additional conditions which address several concerns. Specifically, the proposed conditions prohibit "on-street" parking along or within alleyways or the driveways serving individual units which are accessed via alleyways; prohibits fencing, rocks, walls, or similar materials within the 5-foot rear and side yard setbacks that are adjacent to the alleyways, permitting only grass and other frangible landscaping materials within the area; requires sidewalks to occur on the side of the structures without alleyways due to pedestrian safety concerns between garages, sidewalks and pedestrians.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. The application does not request any variations to the Hillsborough County Land Development Code, nor any changes to the existing site plan.

5.2 Recommendation

Based upon the above considerations, staff finds the request is **APPROVABLE, subject to conditions.**

6.0 PROPOSED CONDITIONS

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan submitted April 25, 2025.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order for the DRI, the Site Plan, the zoning conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The maximum amount of each development type shall be as indicated on the Certified General Site Development Plan.
3. Each parcel within the site is permitted two development scenarios with the following permitted uses except as further conditioned elsewhere in these zoning conditions:
 - 3.1 Development of each of the parcels in a conventional parcel development configuration with conventional standards, buffers and screening as specified on the general site plan; OR,
 - 3.2 Development of each of the parcels in a Florida Traditional Development concept (FTD) configuration with uses as depicted on the general site plan and standards as specified in Alternate # 1 on the above referenced site plan, except as amended below.
4. Upon construction of a residential dwelling unit in a development parcel, a precedent is established for such parcel for either conventional parcel development or TND development and, therefore, only that type of development may be constructed in that development parcel. However, the developer shall have the option of modifying the size and dimensions of each pod including further pod division prior to approval of construction site plans. The developer shall be required to amend the certified general site plan to reflect modifications in pod sizes and dimensions. The developer shall be responsible for preparing and enforcing the parcels architectural control guidelines.

THE FOLLOWING CONDITIONS APPLY IF THE PROJECT IS DEVELOPED IN A CONVENTIONAL POD DEVELOPMENT

5. Land uses, setbacks, and other development standards within parcels designated "Town Center" (parcels 1, 2, 3, 4, 5, and 6) shall be restricted to those permitted within the C-G and B-PO and RMC-20 zoning district. The maximum FAR shall be 0.25. The maximum residential density shall be 20 dwelling units per acre.
6. Land uses, setbacks, and other development standards within parcels designated for multi-family shall be restricted to those permitted within the RMC-20 zoning district. The maximum density shall be 20 dwelling units per gross acre.
7. Land uses, setbacks, and other development standards within parcels designated single-family residential shall be restricted to those permitted within the RSC-9 zoning district. (With the exception of an allowable 15' front and 8' rear setbacks on canal lots). The maximum density shall be 9 dwelling units per gross acre.
8. External access points shall be as indicated on the approved general site plan, subject to final approval by Hillsborough County and the Florida Department of Transportation.
 - 8.1 The conceptually located access proposed via Villemaire into parcel 21 is at the developer's option and if constructed, will be gated by a card reader or other device to control unauthorized access. The gate system is subject to review and approval by all applicable Hillsborough County emergency providers.

- 8.2 All internal subdivision roads shall be maintained by the home owner association, the Community Development District, or a similar entity and shall not be the responsibility of the County.

THE FOLLOWING CONDITIONS APPLY IF THE PROJECT IS DEVELOPED IN A FLORIDA TRADITIONAL DEVELOPMENT (FTD).

9. Setbacks and other development standards for specific uses within each of the parcels shall be as indicated in Alternate #1 on the General Site Development Plan as attached, except as amended below.

- 9.1 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received February 90, 2005 for PRS 05-0710, the minimum Front Yard setback for front-loading garages shall be 20 feet; and the minimum Front Yard setback for side-loading garages (garages in which the garage entrance does not face the street entrance to the lot) shall be 15 feet.

- 9.2 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received April 25, 2025, for PRS 25-0426 which has been platted consistent with the Florida Traditional Development option for the Town Center, pursuant to that certain Plat of Townhomes at Compass Pointe recorded at Official Records Book 108, Page 217, (referred to as "Compass Point Plat"). Alternate #1 on the General Site Development Plan is amended to additionally include the following minimum setbacks and other development standards when developing single family detached uses on the subject platted lots:

Front Setback: 3-feet Minimum (Principal Structure & Optional Porches)¹

Rear Setback

Not Adjacent to an Alleyway: 3-feet Minimum (Principal Structure, Decks, Pools, Enclosures, Patios)

Adjacent to an Alleyway: 5-feet Minimum (Principal Structure, Garages Decks, Pools, Enclosures, Patios)^{2,3}

Side Setback: 5-feet Minimum (Principal Structure)^{2,3}

Not Adjacent to an Alleyway: 3-feet Minimum (Decks, Pools, Enclosures, Patios)

Adjacent to an Alleyway: 5-feet Minimum (Garages, Decks, Pools, Enclosures, Patios)^{2,3}

Maximum Height: 45 feet

Building Coverage: N/A

¹ Porch Steps / Stairs may be located within the front setback.

² Where adjacent to an alleyway, the setback shall be measured from the edge of alley pavement to face of the façade. Alley pavement shall be a minimum of 18 feet in width.

³ Where adjacent to an alleyway, the setback located adjacent to an alleyway (labeled as "Private Driveways" on the Compass Pointe Plat), only the following landscaping and improvements shall be installed (a) a grass strip and/or frangible landscaping materials less than 18-inches in height (e.g. no plantings over 18-inches tall, nor fences, walls, hedges, trees, or rocks shall be permitted within these areas), and (b) a driveway providing access to/from the home and the alleyway.

- 9.2.1 Model Homes constructed in Block 105 may utilize the existing on-street parking spaces located on Anchor Line Drive to satisfy employee and visitor parking requirements per Sec. 6.11.62, Land Development Code.

- 9.2.2 Parking (temporary or otherwise) shall not be permitted in the following locations:

- a. Along the alleyways (labeled as "Private Driveways" on the Compass Pointe Plat); and

- b. Within any individual driveway which serves a dwelling unit accessed via such alleyways (labeled as "Private Driveways" on the Compass Pointe Plat), where such driveway (measured from edge of alley pavement to face of façade) is less than 20 feet in length.

This condition shall not be construed as preventing the loading and unloading of vehicles within the notification area.

9.2.3 Streets and alleyways within the modification area shall be perpetually owned and maintained by a Homeowners Association or similar maintenance entity (i.e. no transfer of ownership or maintenance responsibility may be transferred to Hillsborough County) consistent with the Compass Point Plat and community governance documents.

9.2.4 Each dwelling unit shall have pedestrian access via a continuous sidewalk system which connects each unit to the sidewalk system along a roadway or common area within or adjacent to the modification area. Such sidewalk system may be gated; however, if gated such gates shall be available for the daily use of project residents and guests. Such pedestrian sidewalk system shall be within a tract owned and maintained by a Homeowners Association or similar maintenance entity. Alternatively, where the pedestrian sidewalk system runs through an adjacent lot or lots, each lot owner shall be granted access easement(s) as necessary to ensure that each owner has access to the sidewalk system. All easements shall be recorded prior or concurrent with site/construction plan approval, or, if no such approval is necessary, prior to issuance of Certificates of Occupancy (temporary or otherwise) for each individual unit.

- a. Dwellings located adjacent to the sidewalk system shall have an entrance with a sidewalk from the dwellings to the sidewalk system.
- b. There shall be no sidewalks along the alleyway.
- c. Yards fronting the sidewalk system shall be considered front yards. Yards facing alleyways shall be considered rear yards. Yards with two sides fronting an alleyway shall adhere to the same requirements as a rear yard facing an alleyway.

9.2.5 In accordance with LDC Section 5.03.07.C, the certified PD general site plan for the area within PRS 25-0426 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.

- 10. Each owner occupied dwelling unit is permitted one detached accessory dwelling unit on the same lot with standards as defined and regulated by the LDC. Because of their accessory nature, these units shall not be deducted from the overall number of units permitted for the project.
- 11. Sidewalks, a minimum of 4 feet wide, shall be required on both sides of the street.
- 12. Alleyways shall be permitted.
- 13. Land uses within the parcels designated "Town Center" (Parcels 1, 2, 3, 4, 5, and 6) shall be permitted to mix retail, office, recreational and residential uses as permitted within the C-G, B-PO, and RMC-20 zoning districts. Churches and other religious institutions, Child Care facilities, Adult Care facilities, Community meeting facilities, Community Residential Homes type A, B, and C, and individual craft or rural home industries employing no more than 5 employees each shall also be permitted without additional special use review. For purposes of determining size and bulk, the maximum FAR of the non-residential portion of any structure shall be

0.25 and the residential portion shall have a density of 20 dwellings per acre.

14. Land uses within parcels designated "Town Center" shall be of a unified design scheme exhibiting the following design criteria:
 - 14.1 Interconnected pedestrian system with the surrounding project.
 - 14.2 Provision of pedestrian facilities (i.e.: shade trees, tables, chairs, benches, trash receptacles).
 - 14.3 Other amenities including awnings and other outdoor overhead structures providing shade, public art, water features and drinking fountains.
 - 14.4 On-street parking is encouraged.
 - 14.5 There shall be no front yard setback.
 - 14.6 To the greatest extent possible, other than on-street parking, all additional parking shall be located in the rear yard of all structures.
 - 14.7 A mix of residential and non-residential development within the same structure is encouraged.
15. On street parking shall be permitted within each of the parcels and shall count as part of any required parking. The developer shall have the right to submit alternative parking plans and shared parking plans to satisfy required parking. Excessive parking spaces shall be discouraged.

THE FOLLOWING CONDITIONS APPLY REGARDLESS OF WHICH OPTION IS CHOSEN

16. Public and private recreational uses and public assembly uses including meeting halls, club houses, religious institutions, child day care centers, and lighted tot lots, ball fields and courts are specifically approved in any parcel designated for Town Center.
17. Private recreational uses shall be permitted within parcels 15 and 20 where adjacent to the boat lift and within parcel 8 at the location as indicated on the certified general site plan. Accessory pedestrian, bicycle, canoe, wind surfing, paddle boats, fishing, and nature walk facilities including restrooms and showers, bike racks, interpretive kiosks, snack bars, bait stands, and information centers, and necessary vehicular parking to serve such uses shall also be permitted within these areas. The location and size of such accessory facilities including the exact dimensions of recreational facility parcels shall be determined at Preliminary Plat or Site Plan approval for that parcel, with the exception that any proposed building shall be limited to a maximum of 600 square feet, and any related rental storage shall be limited to a height of 15 feet. No more than one facility shall be permitted on each parcel.
18. General office and permissible commercial uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents and workers.
19. The developer shall designate the "Preserve" protection area in accordance with the requirements contained within the companion DRI Development Order.
20. Boat, RV, camper trailers (but not mobile homes) and other similar uses shall be considered ancillary uses to a residential land use. The open storage of boats, RV's and similar uses owned by the residents of the project is specifically permitted in parcel 23 provided this facility is completely screened from view by either a masonry wall or opaque fence six feet in height and adequately maintained by the developer or its assigns. If such group can no longer or is unwilling to assume maintenance responsibilities, the private open storage area may be redeveloped with uses and lots similar to the adjacent residential development pattern provided there is no

additional residential units beyond those previously approved.

21. Boat lifts, in accordance with and in the general location as indicated on the general site plan shall be permitted subject to approval by all applicable agencies. Approval of this zoning petition in no way warrants approval of the boat lift or resultant boat traffic by other agencies.
22. The large interior lake (AKA Lagoon), in accordance with and in the general location as indicated on the general site plan submitted on September 8, 2000 shall be permitted subject to approval by all applicable agencies. Approval of this zoning petition in no way warrants approval of the size, dimensions, or use of the lagoon or potential boat traffic by other agencies.
23. A sales center shall be permitted in any parcel designated for Town Center (parcels 1, 2, 3, 4, 5, and 6).
24. Accessory structures not limited to decks, docks, pools and patios shall be allowed with a 3' side and rear setback, except canal lots which shall have a 0' rear yard setback.
25. Single family uses may be permitted within any multi-family parcel to the extent that the total number of units do not exceed the maximum permitted by the DRI.
26. An interim agricultural use of cattle grazing, citrus groves, and other low scale agricultural uses shall be permitted. This agricultural operation shall not result in the destruction of the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
27. The developer shall prepare and submit a sea grass protection plan including all related local commitments to the Hillsborough County Environmental Protection Commission as part of required local approvals and environmental permitting.
28. The developer may provide parks in the locations as generally depicted on the approved General Development Site Plan and/or within any parcel designated for Town Center (Parcels 1, 2, 3, 4, 5, and 6). These parks shall be maintained and be the perpetual responsibility of the developer or subsequent homeowner group or other similar association. If neither group can no longer or is unwilling to assume maintenance responsibilities, the park(s) may be redeveloped with uses and lots similar to the adjacent residential development pattern provided there are no additional residential units beyond those previously approved.
29. To promote connectivity and to ensure completion of the extension of Golf and Sea Boulevard, the developer shall use best efforts with the assistance and support of Hillsborough County to design and commence construction to county standards, and dedicate to the county the applicable Golf and Sea Boulevard extension prior to or commensurate with 400 dwelling units of residential development. The completion of this segment shall occur within one year of the commencement date. No additional permits shall be issued after the completion date without completion of the road.
30. The developer shall be permitted to transfer dwelling units between parcels designated for such use subject to no increase in the overall number of units approved for the project. The developer shall be required to submit a revised general site plan for certification to reflect any change/transfer in dwelling units between pods.
31. As part of any approval of Parcel 22, the developer shall provide an acceptable access via Villemaire Road to the project for Sheriff and Fire Departments access for purposes of safety, and for the County Parks Dept for purposes of maintenance of adjacent County owned ELAP lands.
32. Prior to Preliminary site plan approval for parcel (Parcel 22), the developer shall provide a traffic analysis signed by a Professional Engineer, showing the length of the left turn lane required to serve the project's traffic. The

developer shall construct, at their expense, a westbound left turn lane at the projects driveway. The improvement shall be constructed to Hillsborough County standards.

33. Prior to issuance of Certificates of Occupancy for development with Development Parcels 1 through 6:
- 33.1 The applicant shall be required to construct right turn lanes at each project driveway on US Highway 41 and a left turn lane at the directional median southern access on US Highway 41.
 - 33.2 The applicant shall be required to dedicate additional right of way for the future road widening as determined by FDOT. Additional right of way may also be required to construct the right turn lanes on US Highway 41 as also determined by FDOT.
 - 33.3 The applicant shall be required to construct a westbound left turn at the westerly project driveway on Leisey Road.
 - 33.4 Subject to FDOT approval, the Developer shall be allowed to modify the existing access point on U.S. 41 from a right-in / right-out to a directional access.
 - 33.5 The Developer shall be allowed two access points on Leisey Road one full access and one right-in/right-out.
 - 33.6 All improvements shall be constructed to Hillsborough County or FDOT standards

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PLANNED DEVELOPMENT AND SUBSEQUENT MODIFICATIONS:

34. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
- 34.1 The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
35. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.
36. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
37. Within 90 days of approval of PRS 13-0591 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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.

Zoning Administrator Sign Off:

J. Brian Grady

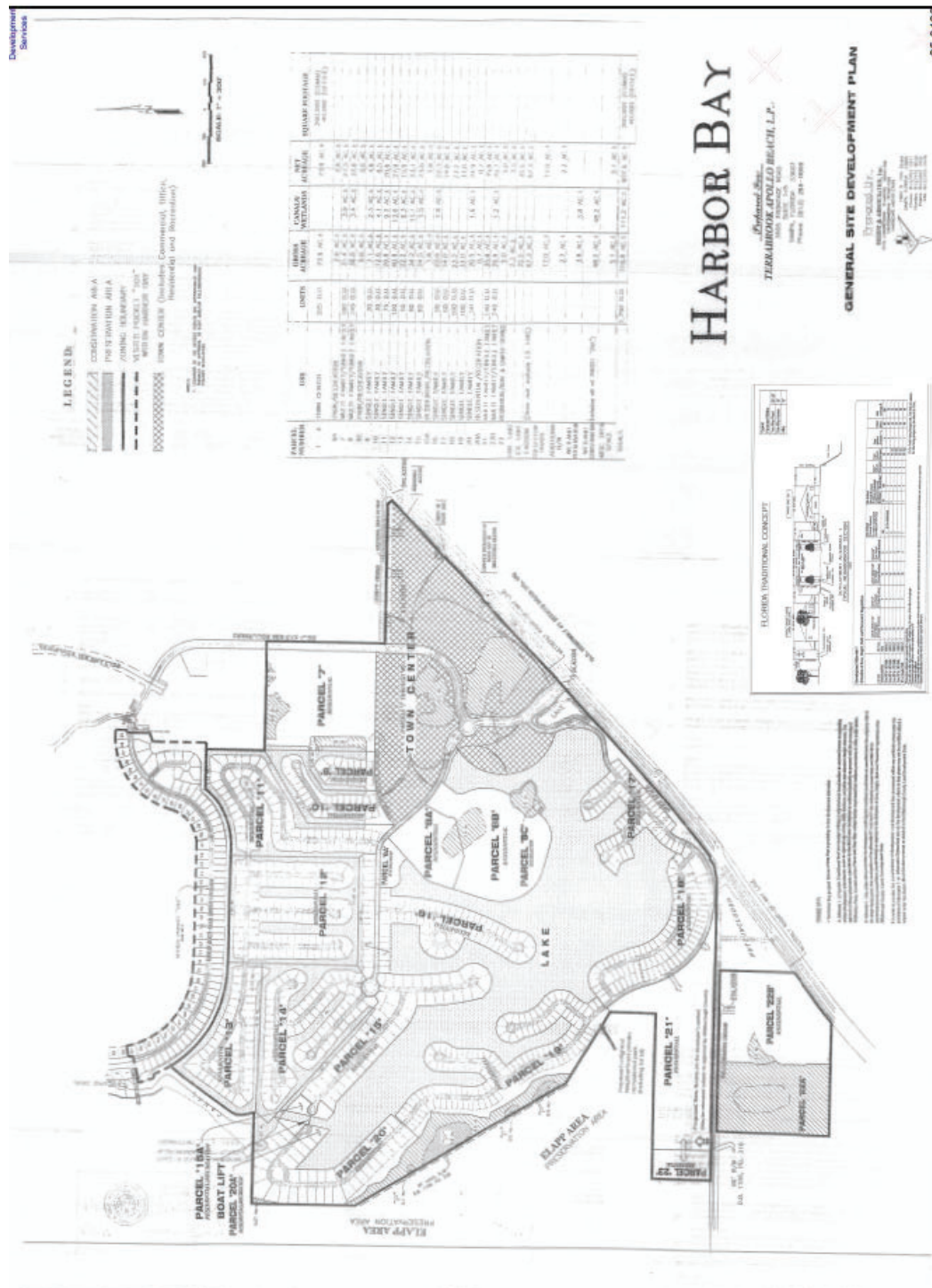
7.0 ADDITIONAL INFORMATION

Development Standards Comparison

Development Standard	FTD-Townhomes	FTD-Single Family Detached on Lots 40'-50' Width	Proposed FTD Single Family Detached Alternative
Front Yard Setback	10'	10'	3'
Front Porch Setback	5'	5'	3'
Side Setback	n/a	0' - 10'	3'
Side Setback (alley adjacent)	n/a	n/a	5'
Side Setback (not alley adjacent)	n/a	n/a	3'
Rear (alley adjacent)	10'	10'	5'
Rear (not alley adjacent)	5'	5'	3'
Maximum Height	40'	40'	45'

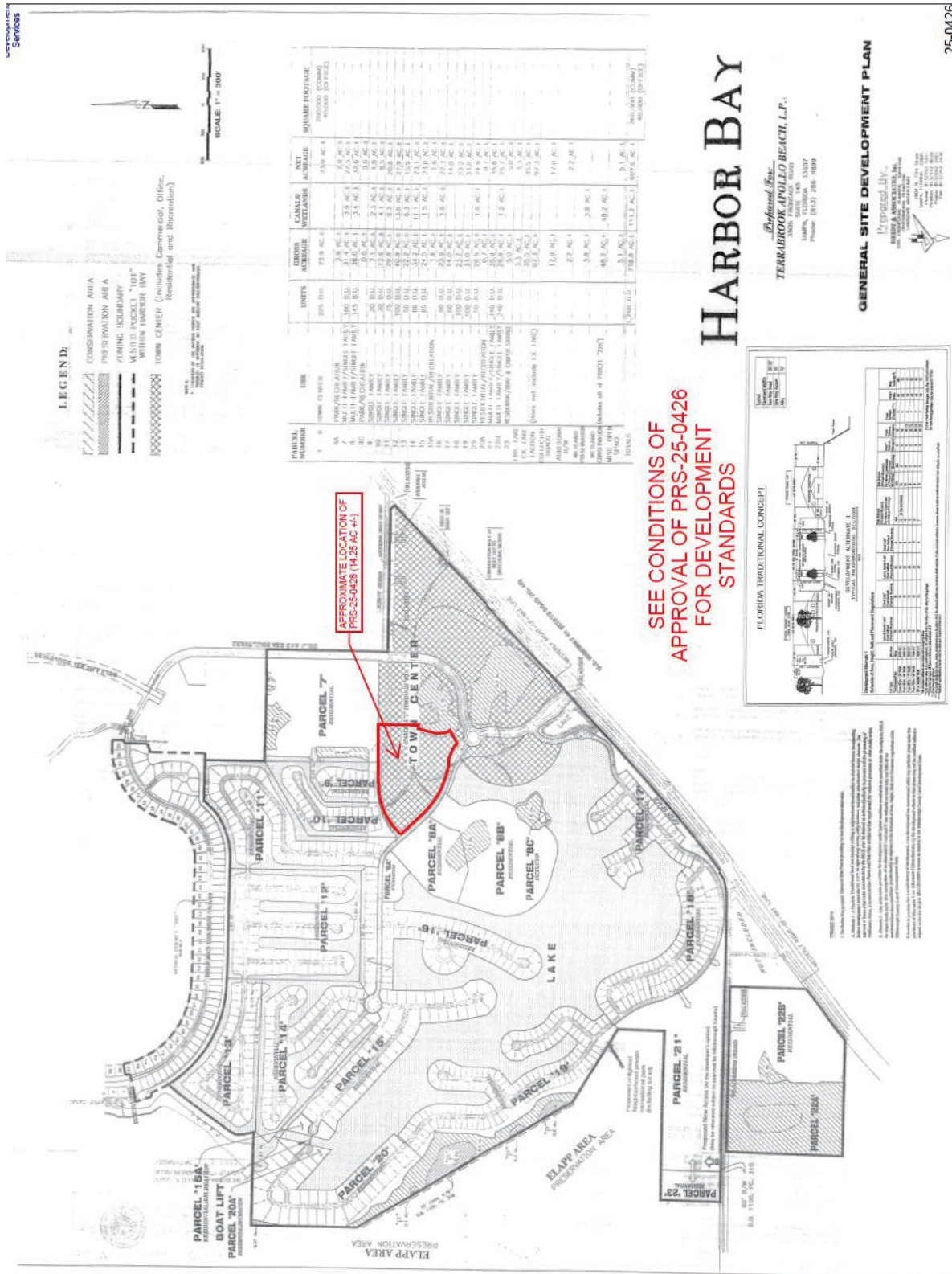
8.0 Site Plan

8.2 Proposed Site Plan (Full) –NO CHANGE PROPOSED (Page 1 of 2)



8.0 Site Plan

8.2 Proposed Site Plan (Full) –NO CHANGE PROPOSED (Page 2 of 2)



9.0 FULL TRANSPORTATION REPORT

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/24/2025

Revised: 4/25/2025

Revised: 4/30/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: APB

PETITION NO: PRS 25-0426

- ☐ 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.

NEW AND REVISED CONDITIONS

Revised Conditions

9. Setbacks and other development standards for specific uses within each of the parcels shall be as indicated in Alternate #1 on the General Site Development Plan as attached, except as amended below.

- 9.1 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received February 90, 2005 for PRS 05-0710, the minimum Front Yard setback for front-loading garages shall be 20 feet; and the minimum Front Yard setback for side-loading garages (garages in which the garage entrance does not face the street entrance to the lot) shall be 15 feet.

- 9.2 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received April 17, 2025, for PRS 25-0426 which has been platted consistent with the Florida Traditional Development option for the Town Center, pursuant to that certain Plat of Townhomes at Compass Pointe recorded at Official Records Book 108, Page 217, (referred to as "Compass Point Plat"). Alternate #1 on the General Site Development Plan is amended to additionally include the following minimum setbacks and other development standards when developing single family detached uses on the subject platted lots:

Front Setback:

3-feet Minimum (Principal Structure & Optional Porches)¹

Rear Setback

Not Adjacent to an Alleyway: 3-feet Minimum (Principal Structure, Decks, Pools, Enclosures, Patios)

Adjacent to an Alleyway: 5-feet Minimum (Principal Structure, Garages Decks, Pools, Enclosures, Patios)^{2,3}

Side Setback:

5-feet Minimum (Principal Structure)^{2,3}

Not Adjacent to an Alleyway: 3-feet Minimum (Decks, Pools, Enclosures, Patios)

Adjacent to an Alleyway: 5-foot Minimum (Garages, Decks, Pools, Enclosures, Patios) ^{2,3}

Maximum Height: 45 feet

Building Coverage: N/A

¹ Porch Steps / Stairs may be located within the front setback.

² Where adjacent to an alleyway, the setback shall be measured from the edge of alley pavement to face of the facade. Alley pavement shall be a minimum of 18 feet in width.

³ Where adjacent to an alleyway, the setback located adjacent to an alleyway (labeled as "Private Driveways" on the Compass Pointe Plat), only the following landscaping and improvements shall be installed (a) a grass strip and/or frangible landscaping materials less than 18-inches in height (e.g. no plantings over 18-inches tall, nor fences, walls, hedges, trees, or rocks shall be permitted within these areas), and (b) a driveway providing access to/from the home and the alleyway.

9.2.1 Model Homes constructed in Block 105 may utilize the existing on-street parking spaces located on Anchor Line Drive to satisfy employee and visitor parking requirements per Sec. 6.11.62, Land Development Code.

9.2.2 Parking (temporary or otherwise) shall not be permitted in the following locations:

- a. Along the alleyways (labeled as "Private Driveways" on the Compass Pointe Plat); and
- b. Within any individual driveway which serves a dwelling unit accessed via such alleyways (labeled as "Private Driveways" on the Compass Pointe Plat), where such driveway (measured from edge of alley pavement to face of façade) is less than 20 feet in length.

This condition shall not be construed as preventing the loading or unloading of vehicles within the modification area.

9.2.3 Streets and alleyways within the modification area shall be perpetually owned and maintained by a Homeowners Association or similar maintenance entity (i.e. no transfer of ownership or maintenance responsibility may be transferred to Hillsborough County) consistent with the Compass Point Plat and community governance documents.

9.2.4 Each dwelling unit shall have pedestrian access via a continuous sidewalk system which connects each unit to the sidewalk system along a roadway or common area within or adjacent to the modification area. Such sidewalk system may be gated; however, if gated such gates shall be available for the daily use of project residents and guests. Such pedestrian walkway shall be within a tract owned and maintained by a Homeowners Association or similar maintenance entity. Alternatively, where such pedestrian sidewalk system runs through an adjacent lot or lots, each lot owner shall be granted access easement(s) as necessary to ensure that each owner has access to the sidewalk system. All easements shall be recorded prior or concurrent with site/construction plan approval, or, if no such approval is necessary, prior to issuance of Certificates of Occupancy (temporary or otherwise) for each individual unit.

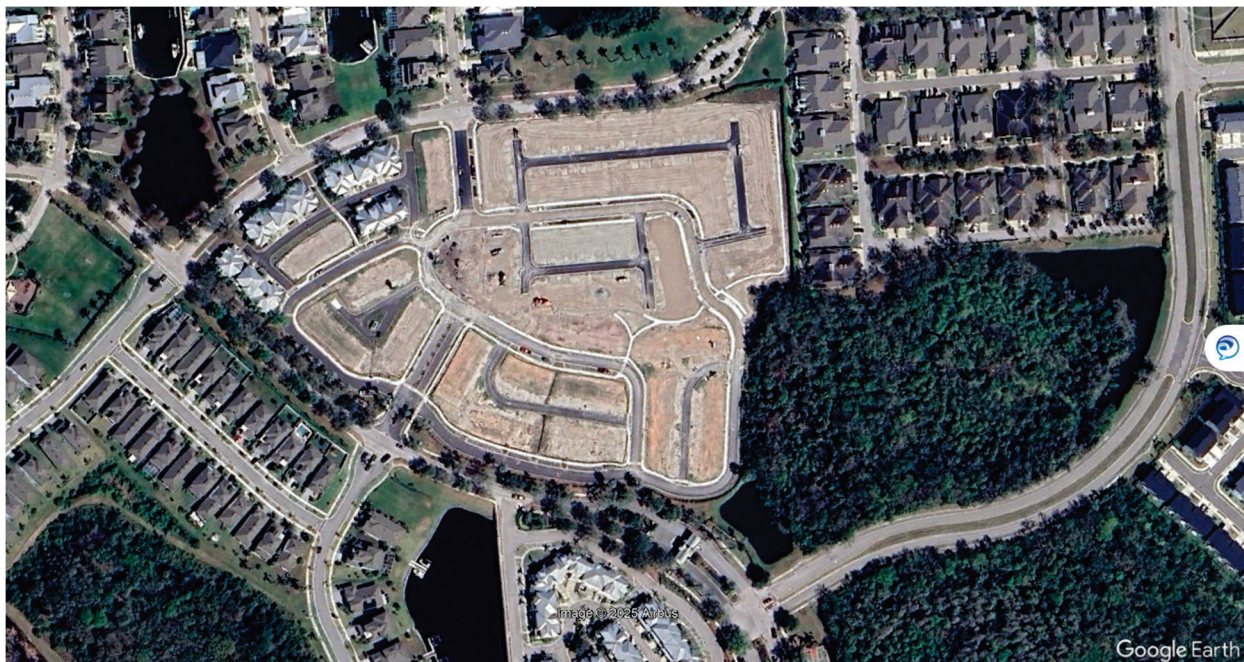
- a. Dwellings located adjacent to the sidewalk system shall have an entrance with a sidewalk from the dwellings to the sidewalk system.
- b. There shall be no sidewalks along the alleyway.
- c. Yards fronting the sidewalk system shall be considered front yards. Yards facing alleyways shall be considered rear yards. Yards with two sides fronting an alleyway shall adhere to the same requirements as a rear yard facing an alleyway.

SUMMARY OF REQUESTS, CITIZEN CONCERNS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to previously approved Planned Development (PD) 98-1513, as most recently amended via PRS 13-0591. The PD is located within the Harbor Bay DRI. PRS 13-0591 is approved for the following uses:

PARCEL NUMBER	USE	UNITS	GROSS ACREAGE	CANALS/ WETLANDS	NET ACREAGE	SQUARE FOOTAGE
1 - 6	TOWN CENTER	225 D.U.	73.9 AC.±		73.9 AC.±	260,000 (COMM) 40,000 (OFFICE)
6A	PARK/RECREATION		2.6 AC.±		2.6 AC.±	
7	MULTI-FAMILY/SINGLE FAMILY	160 D.U.	31.4 AC.±	3.9 AC.±	27.5 AC.±	
8	MULTI-FAMILY/SINGLE FAMILY	145 D.U.	36.0 AC.±	3.4 AC.±	32.6 AC.±	
8C	PARK/RECREATION		0.6 AC.±		0.6 AC.±	
9	SINGLE FAMILY	20 D.U.	7.1 AC.±	2.3 AC.±	4.8 AC.±	
10	SINGLE FAMILY	30 D.U.	12.6 AC.±	4.1 AC.±	8.5 AC.±	
11	SINGLE FAMILY	75 D.U.	29.8 AC.±	9.2 AC.±	20.6 AC.±	
12	SINGLE FAMILY	100 D.U.	40.9 AC.±	13.0 AC.±	27.9 AC.±	
13	SINGLE FAMILY	50 D.U.	22.2 AC.±	6.3 AC.±	15.9 AC.±	
14	SINGLE FAMILY	80 D.U.	34.2 AC.±	11.1 AC.±	23.1 AC.±	
15	SINGLE FAMILY	85 D.U.	24.5 AC.±	1.5 AC.±	23.0 AC.±	
15A	RESIDENTIAL/RECREATION		1.6 AC.±		1.6 AC.±	
16	SINGLE FAMILY	90 D.U.	23.9 AC.±	1.6 AC.±	22.3 AC.±	
17	SINGLE FAMILY	60 D.U.	14.0 AC.±		14.0 AC.±	
18	SINGLE FAMILY	100 D.U.	23.2 AC.±		23.2 AC.±	
19	SINGLE FAMILY	100 D.U.	33.0 AC.±		33.0 AC.±	
20	SINGLE FAMILY	50 D.U.	28.5 AC.±	1.6 AC.±	24.9 AC.±	
20A	RESIDENTIAL/RECREATION		0.7 AC.±		0.7 AC.±	
21	MULTI-FAMILY/SINGLE FAMILY	140 D.U.	35.8 AC.±		35.8 AC.±	
22H	MULTI-FAMILY/SINGLE FAMILY	240 D.U.	26.9 AC.±	1.2 AC.±	25.7 AC.±	
23	RESIDENTIAL/DOCK & CAMPER STORAGE		5.0 AC.±		5.0 AC.±	
EX. LAKE			5.3 AC.±		5.3 AC.±	
EX. LAKE			35.5 AC.±		35.5 AC.±	
LAGOON	(Does not include EX. LAKE)		97.3 AC.±		97.3 AC.±	
COLLECTOR						
ROADS			17.0 AC.±		17.0 AC.±	
ADDITIONAL						
H/W			2.2 AC.±		2.2 AC.±	
WETLAND						
PROBATION			3.8 AC.±	3.8 AC.±		
WETLAND						
CONSERVATION	Includes all of PARCEL 22A		48.2 AC.±	48.2 AC.±		
MISC. OPEN						
SPACE			5.1 AC.±		5.1 AC.±	
TOTALS		1,750 D.U.	718.8 AC.±	111.2 AC.±	607.6 AC.±	260,000 (COMM) 40,000 (OFFICE)

The applicant is not seeking to change project entitlements as a part of this request. Site access to the PD is also not proposed to be modified. Rather, the applicant is seeking to allow for an alternative single-family development option under the Florida Traditional Development (FTD) standards. These proposals adjust certain setbacks and other standards, which will permit the developer to construct a single-family detached product on property previously platted for a multi-family attached product. Staff notes that, as shown in the aerial below, a significant portion of the infrastructure has already been approved and constructed (or is otherwise under construction) within the subject area.



Citizens have expressed concerns regarding the applicant's proposed changes, raising concerns which include:

- Potential danger of 3-foot limited rear setbacks in slowing emergency response times, creating unnecessary safety risks for residents;
- Adding stress to already strained roadways, increasing congestion in peak hours; and,
- Increased on-street parking will obstruct traffic flow, making it more dangerous for pedestrians.

Staff shared some of the same concerns expressed by citizens. After several calls/meeting/emails to discuss the project, staff and the developer have agreed to revised setbacks and additional conditions which address staff's concerns. Specifically, staff was concerned with the ability of narrower alleyways, which are providing primary access to several of the lots within the modification area, to providing sufficient visibility, backing distance and room to maneuver for passenger and emergency vehicles. Accordingly, the applicant agreed to a set of conditions which:

- Prohibits "on-street" parking along or within alleyways or the driveways serving individual units which are accessed via alleyways;
- Prohibits fencing, rocks, walls, or similar materials within the 5-foot rear and side yard setbacks that are adjacent to the alleyways, permitting only grass and other frangible landscaping materials under 18-inches in height within the area;
- Requires sidewalks to occur on a different side of the structure from the alleyways (where the reduced setbacks would create pedestrian safety concerns due to insufficient visibility/ backing distance between garages and sidewalks); and,
- Requires any units which permit parking within driveways accessed via the alleyway to have a driveway a minimum of 20-feet in length (to help prevent cars parking in the driveway from blocking the alleyway).

Regarding the other concerns, staff notes that the plat was previously approved for Townhomes. From a transportation perspective, pulling attached units apart to create a single-family product is not distinctly different (from an operational/geometric perspective) from an attached townhome product or 2-family duplex (such as the units constructed immediately to the east of the modification area). Staff notes that the overall density of the project remains unchanged, and no new entitlements are proposed. Also, restrictions agreed to by the applicant will provide significantly greater protections than the units constructed within the Town Center to the east. Each dwelling unit will provide minimum required parking (either within a driveway, subject to the above proposed restriction) and/or within a garage. Staff disagrees that property constructed on-street parking, which are constructed as parallel parking spaces, create safety or operational issues, and staff notes that on-street parking is a strategy/style permitted within the Transportation Technical Manual (TTM) and is a common or required component of projects built in a Traditional Neighborhood Development (TND) style. In fact, these projects can be inherently safer than the modern development styles commonly seen throughout the County, by separating pedestrians from motorists and thereby removing the conflict between traffic backing out of garages and across sidewalks.

Given the history of the existing zoning conditions/entitlements, fact that a similar style of development appears to have taken place within the project, and proposed modifications will further enhance safety and operational aspects of transportation infrastructure within the modification area (particularly compared to the existing conditions and adjacent development), staff recommends approval subject to the conditions proposed hereinabove.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), the applicant was not required submit a trip generation and site access analysis given that there are no changes in project

entitlements or access. Staff has prepared the below comparison of residential trips generated within the “Town Center” portion of the development, within which the modification area is located, based on the existing and proposed zoning scenarios. Data show below is based on the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Approved Zoning (Only Residential Uses within Tracts 1-6 “Town Center”):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
225 single-family detached dwelling units (ITE LUC 210)	2,128	156	213

Proposed Zoning (Only Residential Uses within Tracts 1-6 “Town Center”):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
225 single-family detached dwelling units (ITE LUC 210)	2,128	156	213

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
US 41	19th Ave. NE	Apollo Beach Blvd.	D	C

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

Transportation Comment Sheet

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

**CURRENTLY
APPROVED**

BOARD OF COUNTY COMMISSIONERS

Kevin Beckner
Victor D. Crist
Ken Hagan
Al Higginbotham
Lesley "Les" Miller, Jr.
Sandra L. Murman
Mark Sharpe



Office of the County Administrator
Michael S. Merrill

CHIEF ADMINISTRATIVE OFFICER
Helene Marks

CHIEF FINANCIAL ADMINISTRATOR
Bonnie M. Wise

DEPUTY COUNTY ADMINISTRATORS
Lucia E. Garsys
Sharon D. Subadan

July 26, 2013

Reference: PRS 13-0591 ABP

Kevin Mineer
Genesis Group
3910 US Hwy 301 N # 140
Tampa, FL 33619

Dear Applicant:

At the regularly scheduled public meeting on July 23, 2013, the Board of County Commissioners approved your request for a minor modification to PD 98-1513, with the attached amended final conditions.

A condition of approval is that the applicant submit a revised General Site Plan reflecting all changes, within 90 days of approval. Failure to submit the site plans within the time period will place your property in violation.

To comply with this condition, please complete and submit to the Development Services Department, 20th floor of the County Center, 601 E. Kennedy Boulevard, the enclosed application for General Site Plan Review/Certification. For information concerning the certification process, please contact our office at 272-5920.

Please keep this letter for your records. If we may be of service to you in the future, feel free to contact me at 272-5920.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Moreda", is written over a horizontal line.

Joseph Moreda, AICP,
Zoning Administrator

ps

enc.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0591 ABP

MEETING DATE: July 23, 2013

DATE TYPED: July 24, 2013

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 29, 2013.

1. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order for the DRI, the Site Plan, the zoning conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. The maximum amount of each development type shall be as indicated on the Certified General Site Development Plan.
3. Each parcel within the site is permitted two development scenarios with the following permitted uses except as further conditioned elsewhere in these zoning conditions:
 - 3.1 Development of each of the parcels in a conventional parcel development configuration with conventional standards, buffers and screening as specified on the general site plan; OR,
 - 3.2 Development of each of the parcels in a Florida Traditional Development concept (FTD) configuration with uses as depicted on the general site plan and standards as specified in Alternate # 1 on the above referenced site plan, except as amended below.
4. Upon construction of a residential dwelling unit in a development parcel, a precedent is established for such parcel for either conventional parcel development or TND development and, therefore, only that type of development may be constructed in that development parcel. However, the developer shall have the option of modifying the size and dimensions of each pod including further pod division prior to approval of construction site plans. The developer shall be required to amend the certified general site plan to reflect modifications in pod sizes and dimensions. The developer shall be responsible for preparing and enforcing the parcels architectural control guidelines.

THE FOLLOWING CONDITIONS APPLY IF THE PROJECT IS DEVELOPED IN A
CONVENTIONAL POD DEVELOPMENT

5. Land uses, setbacks, and other development standards within parcels designated "Town Center" (parcels 1, 2, 3, 4, 5, and 6) shall be restricted to those permitted within the C-G and B-PO and RMC-20 zoning district. The maximum FAR shall be 0.25. The maximum residential density shall be 20 dwelling units per acre.
6. Land uses, setbacks, and other development standards within parcels designated for multi-family shall be restricted to those permitted within the RMC-20 zoning district. The maximum density shall be 20 dwelling units per gross acre.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0591 ABP

MEETING DATE: July 23, 2013

DATE TYPED: July 24, 2013

-
7. Land uses, setbacks, and other development standards within parcels designated single-family residential shall be restricted to those permitted within the RSC-9 zoning district. (With the exception of an allowable 15' front and 8' rear setbacks on canal lots). The maximum density shall be 9 dwelling units per gross acre.
 8. External access points shall be as indicated on the approved general site plan, subject to final approval by Hillsborough County and the Florida Department of Transportation.
 - 8.1 The conceptually located access proposed via Villemaire into parcel 21 is at the developer's option and if constructed, will be gated by a card reader or other device to control unauthorized access. The gate system is subject to review and approval by all applicable Hillsborough County emergency providers.
 - 8.2 All internal subdivision roads shall be maintained by the home owner association, the Community Development District, or a similar entity and shall not be the responsibility of the County.

THE FOLLOWING CONDITIONS APPLY IF THE PROJECT IS DEVELOPED IN A FLORIDA TRADITIONAL DEVELOPMENT (FTD).

9. Setbacks and other development standards for specific uses within each of the parcels shall be as indicated in Alternate #1 on the General Site Development Plan as attached, except as amended below.
 - 9.1 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received February 90, 2005 for PRS 05-0710, the minimum Front Yard setback for front-loading garages shall be 20 feet; and the minimum Front Yard setback for side-loading garages (garages in which the garage entrance does not face the street entrance to the lot) shall be 15 feet.
10. Each owner occupied dwelling unit is permitted one detached accessory dwelling unit on the same lot with standards as defined and regulated by the LDC. Because of their accessory nature, these units shall not be deducted from the overall number of units permitted for the project.
11. Sidewalks, a minimum of 4 feet wide, shall be required on both sides of the street.
12. Alleyways shall be permitted.
13. Land uses within the parcels designated "Town Center" (Parcels 1, 2, 3, 4, 5, and 6) shall be permitted to mix retail, office, recreational and residential uses as permitted within the C-G, B-PO, and RMC-20 zoning districts. Churches and other religious institutions, Child Care facilities, Adult Care facilities, Community meeting facilities, Community Residential Homes type A, B, and C, and individual craft or rural home industries employing no more than 5 employees each shall also be permitted without additional special use review. For purposes of determining size and bulk, the maximum FAR of the non-residential portion of any structure shall be 0.25 and the residential portion shall have a density of 20 dwellings per acre.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0591 ABP

MEETING DATE: July 23, 2013

DATE TYPED: July 24, 2013

-
14. Land uses within parcels designated "Town Center" shall be of a unified design scheme exhibiting the following design criteria:
- 14.1 Interconnected pedestrian system with the surrounding project.
 - 14.2 Provision of pedestrian facilities (i.e.: shade trees, tables, chairs, benches, trash receptacles).
 - 14.3 Other amenities including awnings and other outdoor overhead structures providing shade, public art, water features and drinking fountains.
 - 14.4 On-street parking is encouraged.
 - 14.5 There shall be no front yard setback.
 - 14.6 To the greatest extent possible, other than on-street parking, all additional parking shall be located in the rear yard of all structures.
 - 14.7 A mix of residential and non-residential development within the same structure is encouraged.
15. On street parking shall be permitted within each of the parcels and shall count as part of any required parking. The developer shall have the right to submit alternative parking plans and shared parking plans to satisfy required parking. Excessive parking spaces shall be discouraged.

THE FOLLOWING CONDITIONS APPLY REGARDLESS OF WHICH OPTION IS CHOSEN

- 16. Public and private recreational uses and public assembly uses including meeting halls, club houses, religious institutions, child day care centers, and lighted tot lots, ball fields and courts are specifically approved in any parcel designated for Town Center.
- 17. Private recreational uses shall be permitted within parcels 15 and 20 where adjacent to the boat lift and within parcel 8 at the location as indicated on the certified general site plan. Accessory pedestrian, bicycle, canoe, wind surfing, paddle boats, fishing, and nature walk facilities including restrooms and showers, bike racks, interpretive kiosks, snack bars, bait stands, and information centers, and necessary vehicular parking to serve such uses shall also be permitted within these areas. The location and size of such accessory facilities including the exact dimensions of recreational facility parcels shall be determined at Preliminary Plat or Site Plan approval for that parcel, with the exception that any proposed building shall be limited to a maximum of 600 square feet, and any related rental storage shall be limited to a height of 15 feet. No more than one facility shall be permitted on each parcel.
- 18. General office and permissible commercial uses shall be concentrated for maximum pedestrian convenience and located for easy accessibility by residents and workers.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0591 ABP

MEETING DATE: July 23, 2013

DATE TYPED: July 24, 2013

-
19. The developer shall designate the "Preserve" protection area in accordance with the requirements contained within the companion DRI Development Order.
 20. Boat, RV, camper trailers (but not mobile homes) and other similar uses shall be considered ancillary uses to a residential land use. The open storage of boats, RV's and similar uses owned by the residents of the project is specifically permitted in parcel 23 provided this facility is completely screened from view by either a masonry wall or opaque fence six feet in height and adequately maintained by the developer or its assigns. If such group can no longer or is unwilling to assume maintenance responsibilities, the private open storage area may be redeveloped with uses and lots similar to the adjacent residential development pattern provided there is no additional residential units beyond those previously approved.
 21. Boat lifts, in accordance with and in the general location as indicated on the general site plan shall be permitted subject to approval by all applicable agencies. Approval of this zoning petition in no way warrants approval of the boat lift or resultant boat traffic by other agencies.
 22. The large interior lake (AKA Lagoon), in accordance with and in the general location as indicated on the general site plan submitted on September 8, 2000 shall be permitted subject to approval by all applicable agencies. Approval of this zoning petition in no way warrants approval of the size, dimensions, or use of the lagoon or potential boat traffic by other agencies.
 23. A sales center shall be permitted in any parcel designated for Town Center (parcels 1, 2, 3, 4, 5, and 6).
 24. Accessory structures not limited to decks, docks, pools and patios shall be allowed with a 3' side and rear setback, except canal lots which shall have a 0' rear yard setback.
 25. Single family uses may be permitted within any multi-family parcel to the extent that the total number of units do not exceed the maximum permitted by the DRI.
 26. An interim agricultural use of cattle grazing, citrus groves, and other low scale agricultural uses shall be permitted. This agricultural operation shall not result in the destruction of the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
 27. The developer shall prepare and submit a sea grass protection plan including all related local commitments to the Hillsborough County Environmental Protection Commission as part of required local approvals and environmental permitting.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0591 ABP

MEETING DATE: July 23, 2013

DATE TYPED: July 24, 2013

-
28. The developer may provide parks in the locations as generally depicted on the approved General Development Site Plan and/or within any parcel designated for Town Center (Parcels 1, 2, 3, 4, 5, and 6). These parks shall be maintained and be the perpetual responsibility of the developer or subsequent homeowner group or other similar association. If neither group can no longer or is unwilling to assume maintenance responsibilities, the park(s) may be redeveloped with uses and lots similar to the adjacent residential development pattern provided there are no additional residential units beyond those previously approved.
 29. To promote connectivity and to ensure completion of the extension of Golf and Sea Boulevard, the developer shall use best efforts with the assistance and support of Hillsborough County to design and commence construction to county standards, and dedicate to the county the applicable Golf and Sea Boulevard extension prior to or commensurate with 400 dwelling units of residential development. The completion of this segment shall occur within one year of the commencement date. No additional permits shall be issued after the completion date without completion of the road.
 30. The developer shall be permitted to transfer dwelling units between parcels designated for such use subject to no increase in the overall number of units approved for the project. The developer shall be required to submit a revised general site plan for certification to reflect any change/transfer in dwelling units between pods.
 31. As part of any approval of Parcel 22, the developer shall provide an acceptable access via Villemaire Road to the project for Sheriff and Fire Departments access for purposes of safety, and for the County Parks Dept for purposes of maintenance of adjacent County owned ELAP lands.
 32. Prior to Preliminary site plan approval for parcel (Parcel 22), the developer shall provide a traffic analysis signed by a Professional Engineer, showing the length of the left turn lane required to serve the project's traffic. The developer shall construct, at their expense, a westbound left turn lane at the projects driveway. The improvement shall be constructed to Hillsborough County standards.
 33. Prior to issuance of Certificates of Occupancy for development with Development Parcels 1 through 6:
 - 33.1 The applicant shall be required to construct right turn lanes at each project driveway on US Highway 41 and a left turn lane at the directional median southern access on US Highway 41.
 - 33.2 The applicant shall be required to dedicate additional right of way for the future road widening as determined by FDOT. Additional right of way may also be required to construct the right turn lanes on US Highway 41 as also determined by FDOT.
 - 33.3 The applicant shall be required to construct a westbound left turn at the westerly project driveway on Leisey Road.

FINAL CONDITIONS
OF APPROVAL

PETITION NUMBER: PRS 13-0591 ABP
MEETING DATE: July 23, 2013
DATE TYPED: July 24, 2013

- 33.4 Subject to FDOT approval, the Developer shall be allowed to modify the existing access point on U.S. 41 from a right-in / right-out to a directional access.
- 32.4 The Developer shall be allowed two access points on Leisey Road one full access and one right-in/right-out.
- 33.6 All improvements shall be constructed to Hillsborough County or FDOT standards

THE FOLLOWING CONDITIONS SHALL APPLY TO THE PLANNED DEVELOPMENT AND
SUBSEQUENT MODIFICATIONS:

- 34. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
 - 34.1 The stormwater management system shall be designed and constructed in such a manner so as to not adversely impact off-site surface and groundwater elevations.
- 35. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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.
- 36. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- 37. Within 90 days of approval of PRS 13-0591 by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Site Plan for certification reflecting all the conditions outlined above.



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/24/2025

Revised: 4/25/2025

Revised: 4/30/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: APB

PETITION NO: PRS 25-0426

- ☐ 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.

NEW AND REVISED CONDITIONS

Revised Conditions

9. Setbacks and other development standards for specific uses within each of the parcels shall be as indicated in Alternate #1 on the General Site Development Plan as attached, except as amended below.

- 9.1 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received February 90, 2005 for PRS 05-0710, the minimum Front Yard setback for front-loading garages shall be 20 feet; and the minimum Front Yard setback for side-loading garages (garages in which the garage entrance does not face the street entrance to the lot) shall be 15 feet.

- 9.2 Within Mirabay, part of the Harbor Bay Planned Development as shown on the general site plan received April 17, 2025, for PRS 25-0426 which has been platted consistent with the Florida Traditional Development option for the Town Center, pursuant to that certain Plat of Townhomes at Compass Pointe recorded at Official Records Book 108, Page 217, (referred to as "Compass Point Plat"). Alternate #1 on the General Site Development Plan is amended to additionally include the following minimum setbacks and other development standards when developing single family detached uses on the subject platted lots:

Front Setback:

3-feet Minimum (Principal Structure & Optional Porches)¹

Rear Setback

Not Adjacent to an Alleyway: 3-feet Minimum (Principal Structure, Decks, Pools, Enclosures, Patios)

Adjacent to an Alleyway: 5-feet Minimum (Principal Structure, Garages Decks, Pools, Enclosures, Patios)^{2,3}

Side Setback:

5-feet Minimum (Principal Structure)^{2,3}

Not Adjacent to an Alleyway: 3-feet Minimum (Decks, Pools, Enclosures, Patios)

Adjacent to an Alleyway: 5-foot Minimum (Garages, Decks, Pools, Enclosures, Patios) ^{2,3}

Maximum Height: 45 feet

Building Coverage: N/A

¹ Porch Steps / Stairs may be located within the front setback.

² Where adjacent to an alleyway, the setback shall be measured from the edge of alley pavement to face of the facade. Alley pavement shall be a minimum of 18 feet in width.

³ Where adjacent to an alleyway, the setback located adjacent to an alleyway (labeled as “Private Driveways” on the Compass Pointe Plat), only the following landscaping and improvements shall be installed (a) a grass strip and/or frangible landscaping materials less than 18-inches in height (e.g. no plantings over 18-inches tall, nor fences, walls, hedges, trees, or rocks shall be permitted within these areas), and (b) a driveway providing access to/from the home and the alleyway.

9.2.1 Model Homes constructed in Block 105 may utilize the existing on-street parking spaces located on Anchor Line Drive to satisfy employee and visitor parking requirements per Sec. 6.11.62, Land Development Code.

9.2.2 Parking (temporary or otherwise) shall not be permitted in the following locations:

- a. Along the alleyways (labeled as “Private Driveways” on the Compass Pointe Plat); and
- b. Within any individual driveway which serves a dwelling unit accessed via such alleyways (labeled as “Private Driveways” on the Compass Pointe Plat), where such driveway (measured from edge of alley pavement to face of façade) is less than 20 feet in length.

This condition shall not be construed as preventing the loading or unloading of vehicles within the modification area.

9.2.3 Streets and alleyways within the modification area shall be perpetually owned and maintained by a Homeowners Association or similar maintenance entity (i.e. no transfer of ownership or maintenance responsibility may be transferred to Hillsborough County) consistent with the Compass Point Plat and community governance documents.

9.2.4 Each dwelling unit shall have pedestrian access via a continuous sidewalk system which connects each unit to the sidewalk system along a roadway or common area within or adjacent to the modification area. Such sidewalk system may be gated; however, if gated such gates shall be available for the daily use of project residents and guests. Such pedestrian walkway shall be within a tract owned and maintained by a Homeowners Association or similar maintenance entity. Alternatively, where such pedestrian sidewalk system runs through an adjacent lot or lots, each lot owner shall be granted access easement(s) as necessary to ensure that each owner has access to the sidewalk system. All easements shall be recorded prior or concurrent with site/construction plan approval, or, if no such approval is necessary, prior to issuance of Certificates of Occupancy (temporary or otherwise) for each individual unit.

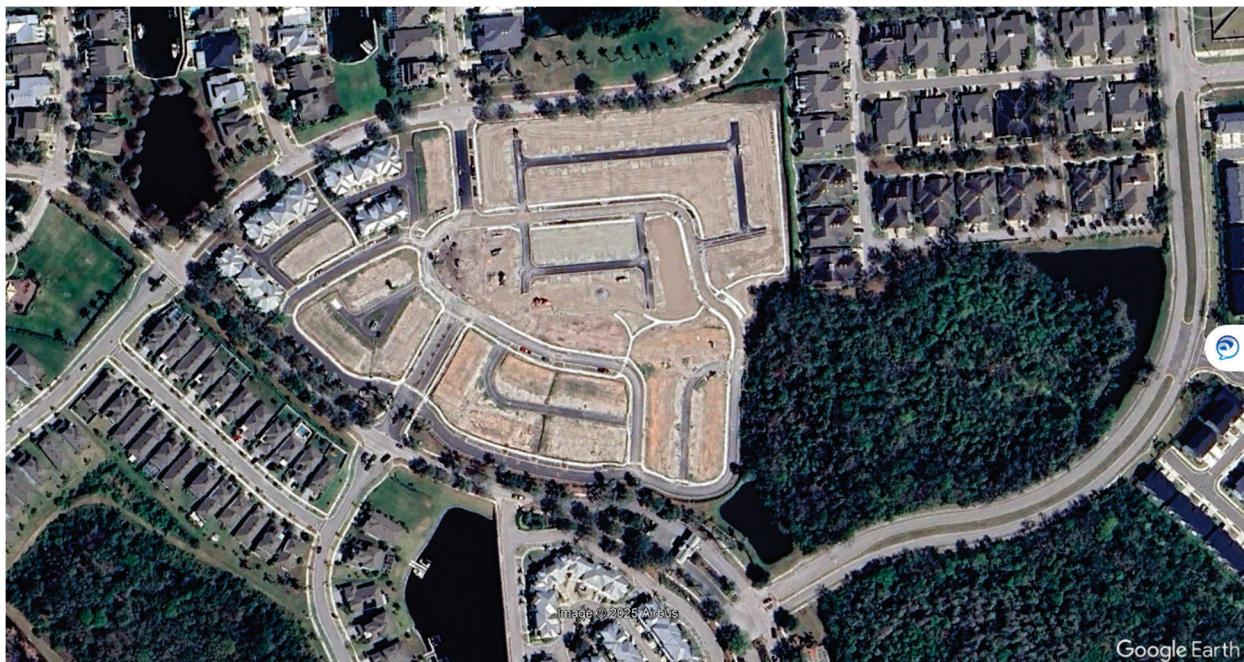
- a. Dwellings located adjacent to the sidewalk system shall have an entrance with a sidewalk from the dwellings to the sidewalk system.
- b. There shall be no sidewalks along the alleyway.
- c. Yards fronting the sidewalk system shall be considered front yards. Yards facing alleyways shall be considered rear yards. Yards with two sides fronting an alleyway shall adhere to the same requirements as a rear yard facing an alleyway.

SUMMARY OF REQUESTS, CITIZEN CONCERNS AND CONCLUSIONS

The applicant is requesting a Minor Modification (PRS) to previously approved Planned Development (PD) 98-1513, as most recently amended via PRS 13-0591. The PD is located within the Harbor Bay DRI. PRS 13-0591 is approved for the following uses:

PARCEL NUMBER	USE	UNITS	GROSS ACREAGE	CANALS/ WETLANDS	NET ACREAGE	SQUARE FOOTAGE
1 - 6	TOWN CENTER	225 D.U.	73.9 AC.±		73.9 AC.±	260,000 (COMM) 40,000 (OFFICE)
6A	PARK/RECREATION		2.6 AC.±		2.6 AC.±	
7	MULTI-FAMILY/SINGLE FAMILY	160 D.U.	31.4 AC.±	3.9 AC.±	27.5 AC.±	
8	MULTI-FAMILY/SINGLE FAMILY	145 D.U.	36.0 AC.±	3.4 AC.±	32.6 AC.±	
8C	PARK/RECREATION		0.6 AC.±		0.6 AC.±	
9	SINGLE FAMILY	20 D.U.	7.1 AC.±	2.3 AC.±	4.8 AC.±	
10	SINGLE FAMILY	30 D.U.	12.6 AC.±	4.1 AC.±	8.5 AC.±	
11	SINGLE FAMILY	75 D.U.	29.8 AC.±	9.2 AC.±	20.6 AC.±	
12	SINGLE FAMILY	100 D.U.	40.9 AC.±	13.0 AC.±	27.9 AC.±	
13	SINGLE FAMILY	50 D.U.	22.2 AC.±	6.3 AC.±	15.9 AC.±	
14	SINGLE FAMILY	80 D.U.	34.2 AC.±	11.1 AC.±	23.1 AC.±	
15	SINGLE FAMILY	85 D.U.	24.5 AC.±	1.5 AC.±	23.0 AC.±	
15A	RESIDENTIAL/RECREATION		1.6 AC.±		1.6 AC.±	
16	SINGLE FAMILY	90 D.U.	23.9 AC.±	1.6 AC.±	22.3 AC.±	
17	SINGLE FAMILY	60 D.U.	14.0 AC.±		14.0 AC.±	
18	SINGLE FAMILY	100 D.U.	23.2 AC.±		23.2 AC.±	
19	SINGLE FAMILY	100 D.U.	33.0 AC.±		33.0 AC.±	
20	SINGLE FAMILY	50 D.U.	28.5 AC.±	1.6 AC.±	24.9 AC.±	
20A	RESIDENTIAL/RECREATION		0.7 AC.±		0.7 AC.±	
21	MULTI-FAMILY/SINGLE FAMILY	140 D.U.	35.8 AC.±		35.8 AC.±	
22H	MULTI-FAMILY/SINGLE FAMILY	240 D.U.	26.9 AC.±	1.2 AC.±	25.7 AC.±	
23	RESIDENTIAL/DOCK & CAMPER STORAGE		5.0 AC.±		5.0 AC.±	
EX. LAKE			5.3 AC.±		5.3 AC.±	
EX. LAKE			35.5 AC.±		35.5 AC.±	
LAGOON	(Does not include EX. LAKE)		97.3 AC.±		97.3 AC.±	
COLLECTOR						
ROADS			17.0 AC.±		17.0 AC.±	
ADDITIONAL						
H/W			2.2 AC.±		2.2 AC.±	
WETLAND						
PROBATION			3.8 AC.±	3.8 AC.±		
WETLAND						
CONSERVATION	Includes all of PARCEL 22A)		48.2 AC.±	48.2 AC.±		
MISC. OPEN						
SPACE			5.1 AC.±		5.1 AC.±	
TOTALS		1,750 D.U.	718.8 AC.±	111.2 AC.±	607.6 AC.±	260,000 (COMM) 40,000 (OFFICE)

The applicant is not seeking to change project entitlements as a part of this request. Site access to the PD is also not proposed to be modified. Rather, the applicant is seeking to allow for an alternative single-family development option under the Florida Traditional Development (FTD) standards. These proposals adjust certain setbacks and other standards, which will permit the developer to construct a single-family detached product on property previously platted for a multi-family attached product. Staff notes that, as shown in the aerial below, a significant portion of the infrastructure has already been approved and constructed (or is otherwise under construction) within the subject area.



Citizens have expressed concerns regarding the applicant's proposed changes, raising concerns which include:

- Potential danger of 3-foot limited rear setbacks in slowing emergency response times, creating unnecessary safety risks for residents;
- Adding stress to already strained roadways, increasing congestion in peak hours; and,
- Increased on-street parking will obstruct traffic flow, making it more dangerous for pedestrians.

Staff shared some of the same concerns expressed by citizens. After several calls/meeting/emails to discuss the project, staff and the developer have agreed to revised setbacks and additional conditions which address staff's concerns. Specifically, staff was concerned with the ability of narrower alleyways, which are providing primary access to several of the lots within the modification area, to providing sufficient visibility, backing distance and room to maneuver for passenger and emergency vehicles. Accordingly, the applicant agreed to a set of conditions which:

- Prohibits "on-street" parking along or within alleyways or the driveways serving individual units which are accessed via alleyways;
- Prohibits fencing, rocks, walls, or similar materials within the 5-foot rear and side yard setbacks that are adjacent to the alleyways, permitting only grass and other frangible landscaping materials under 18-inches in height within the area;
- Requires sidewalks to occur on a different side of the structure from the alleyways (where the reduced setbacks would create pedestrian safety concerns due to insufficient visibility/ backing distance between garages and sidewalks); and,
- Requires any units which permit parking within driveways accessed via the alleyway to have a driveway a minimum of 20-feet in length (to help prevent cars parking in the driveway from blocking the alleyway).

Regarding the other concerns, staff notes that the plat was previously approved for Townhomes. From a transportation perspective, pulling attached units apart to create a single-family product is not distinctly different (from an operational/geometric perspective) from an attached townhome product or 2-family duplex (such as the units constructed immediately to the east of the modification area). Staff notes that the overall density of the project remains unchanged, and no new entitlements are proposed. Also, restrictions agreed to by the applicant will provide significantly greater protections than the units constructed within the Town Center to the east. Each dwelling unit will provide minimum required parking (either within a driveway, subject to the above proposed restriction) and/or within a garage. Staff disagrees that property constructed on-street parking, which are constructed as parallel parking spaces, create safety or operational issues, and staff notes that on-street parking is a strategy/style permitted within the Transportation Technical Manual (TTM) and is a common or required component of projects built in a Traditional Neighborhood Development (TND) style. In fact, these projects can be inherently safer than the modern development styles commonly seen throughout the County, by separating pedestrians from motorists and thereby removing the conflict between traffic backing out of garages and across sidewalks.

Given the history of the existing zoning conditions/entitlements, fact that a similar style of development appears to have taken place within the project, and proposed modifications will further enhance safety and operational aspects of transportation infrastructure within the modification area (particularly compared to the existing conditions and adjacent development), staff recommends approval subject to the conditions proposed hereinabove.

Consistent with Sec. 6.2.1.C of the Development Review Procedures Manual (DRPM), the applicant was not required submit a trip generation and site access analysis given that there are no changes in project

entitlements or access. Staff has prepared the below comparison of residential trips generated within the “Town Center” portion of the development, within which the modification area is located, based on the existing and proposed zoning scenarios. Data show below is based on the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Approved Zoning (Only Residential Uses within Tracts 1-6 “Town Center”):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
225 single-family detached dwelling units (ITE LUC 210)	2,128	156	213

Proposed Zoning (Only Residential Uses within Tracts 1-6 “Town Center”):

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
225 single-family detached dwelling units (ITE LUC 210)	2,128	156	213

Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	No Change	No Change	No Change

ROADWAY LEVELS OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour LOS
US 41	19th Ave. NE	Apollo Beach Blvd.	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Mirabay Blvd.	Private Local Roadway	2 Lanes ☐ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Ibisview Ln.	Private Local Roadway	2 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	2,128	156	213
Proposed	2,128	156	213
Difference (+/-)	No Change	No Change	No Change

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

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

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

Transportation Comment Sheet

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

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 4/8/2025	COMMENT DATE: 2/26/2025
PETITION NO.: 25-0426	PROPERTY ADDRESS: Anchor Line Dr and Compass Rose Way, Apollo Beach, FL 33572
EPC REVIEWER: Melissa Yanez	FOLIO #: Multiple folios (see application)
CONTACT INFORMATION: (813) 627-2600 x1360	STR: 29-31S-19E and 28-31S-19E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: Minor modification to PD 98-1513	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Aerial review, soil survey and EPC file search – wetlands off-site Southeast
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.	

My/cb

ec: mike@lyvwellcommunities.com / harcrowrw@stanleymartin.com / mbrooks@brcrlaw.com

Environmental Excellence in a Changing World

Roger P. Stewart Center

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

An Affirmative Action / Equal Opportunity Employer



Adequate Facilities Analysis: Rezoning

Date: March 7, 2025

Acreage: 14.26(+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 25-0426

Future Land Use: R-6

HCPS #: RZ-677

Maximum Residential Units: 84

Address: Ibisview and Seagrass Pl

Residential Type: Single Family Detached

Parcel Folio Number(s): 54191.2058 et al.

School Data	Apollo Beach Elementary	Eisenhower Middle	Lennard High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	751	1509	2494
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	776	1174	2563
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	103%	78%	103%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 3/7/2025	0	335	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	17	8	12
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	106%	101%	103%

Notes: Although Apollo Beach Elementary, Eisenhower Middle and Lennard High Schools are projected to be over capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the elementary, middle and high school levels.

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

Andrea A. Stingone

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

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 03/06/2025

Agency: Natural Resources **Petition #:** 25-0426

- ☒ (X) 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.**



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 1/31/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/14/2025

PROPERTY OWNER: LVW Tampa Compass Pointe Land **PID:** 25-0426
LLC c/o Rick W. Harcow, Dev. Pres.

APPLICANT: Brooks, Rocha, Colby & Rice, PLLC c/o Michael Brooks

LOCATION: See Application Exhibit A

FOLIO NO.: See Application Exhibit A

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.

EXHIBIT A
TO MINOR MODIFICATION APPLICATION (25-_____)
(Page 1 of 3)

	Folio	PIN	Legal
PLATTED LOTS OWNED BY STANLEY MARTIN HOMES, LLC			
1	054191-2052	U-29-31-19-926-000101-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 101
2	054191-2054	U-29-31-19-926-000101-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 101
3	054191-2056	U-29-31-19-926-000101-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 101
4	054191-2058	U-29-31-19-926-000102-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 102
5	054191-2060	U-29-31-19-926-000102-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 102
6	054191-2062	U-29-31-19-926-000102-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 102
7	054191-2064	U-29-31-19-926-000103-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 103
8	054191-2066	U-29-31-19-926-000103-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 103
9	054191-2068	U-29-31-19-926-000104-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 104
10	054191-2070	U-29-31-19-926-000104-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 104
11	054191-2072	U-29-31-19-926-000104-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 104
12	054191-2074	U-29-31-19-926-000105-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 105
13	054191-2076	U-29-31-19-926-000105-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 105
14	054191-2078	U-29-31-19-926-000105-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 105
15	054191-2080	U-29-31-19-926-000106-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 106
16	054191-2082	U-29-31-19-926-000106-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 106
17	054191-2084	U-29-31-19-926-000106-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 106
18	054191-2086	U-29-31-19-926-000107-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 107
19	054191-2088	U-29-31-19-926-000107-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 107
20	054191-2090	U-29-31-19-926-000107-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 107
21	054191-2092	U-29-31-19-926-000108-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 108
22	054191-2094	U-29-31-19-926-000108-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 108
23	054191-2096	U-29-31-19-926-000108-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 108
24	054191-2104	U-29-31-19-926-000202-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 202
25	054191-2106	U-29-31-19-926-000202-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 202
26	054191-2108	U-29-31-19-926-000202-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 202
27	054191-2126	U-29-31-19-926-000301-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 301
28	054191-2128	U-29-31-19-926-000301-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 301
29	054191-2130	U-29-31-19-926-000301-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 301
30	054191-2132	U-29-31-19-926-000301-00004.0	TOWNHOMES AT COMPASS POINTE LOT 4 BLOCK 301
31	054191-2134	U-28-31-19-926-000302-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 302
32	054191-2136	U-28-31-19-926-000302-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 302
33	054191-2138	U-28-31-19-926-000302-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 302
34	054191-2140	U-28-31-19-926-000302-00004.0	TOWNHOMES AT COMPASS POINTE LOT 4 BLOCK 302
35	054191-2142	U-28-31-19-926-000303-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 303

EXHIBIT A
TO MINOR MODIFICATION APPLICATION (25-_____)
(Page 2 of 3)

	Folio	PIN	Legal
36	054191-2144	U-28-31-19-926-000303-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 303
37	054191-2146	U-29-31-19-926-000303-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 303
38	054191-2148	U-29-31-19-926-000303-00004.0	TOWNHOMES AT COMPASS POINTE LOT 4 BLOCK 303
39	054191-2236	U-29-31-19-926-000409-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 409
40	054191-2238	U-29-31-19-926-000409-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 409
41	054191-2240	U-29-31-19-926-000409-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 409
PLATTED LOTS OWNED BY LVW TAMPA COMPASS POINTE LAND, LLC			
42	054191-2150	U-28-31-19-926-000304-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 304
43	054191-2152	U-28-31-19-926-000304-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 304
44	054191-2154	U-28-31-19-926-000304-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 304
45	054191-2156	U-29-31-19-926-000305-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 305
46	054191-2158	U-29-31-19-926-000305-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 305
47	054191-2160	U-29-31-19-926-000305-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 305
48	054191-2162	U-29-31-19-926-000305-00004.0	TOWNHOMES AT COMPASS POINTE LOT 4 BLOCK 305
49	054191-2164	U-29-31-19-926-000306-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 306
50	054191-2166	U-29-31-19-926-000306-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 306
51	054191-2168	U-29-31-19-926-000307-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 307
52	054191-2170	U-29-31-19-926-000307-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 307
53	054191-2172	U-29-31-19-926-000307-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 307
54	054191-2174	U-29-31-19-926-000307-00004.0	TOWNHOMES AT COMPASS POINTE LOT 4 BLOCK 307
55	054191-2176	U-29-31-19-926-000308-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 308
56	054191-2178	U-29-31-19-926-000308-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 308
57	054191-2180	U-29-31-19-926-000309-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 309
58	054191-2182	U-29-31-19-926-000309-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 309
59	054191-2184	U-29-31-19-926-000309-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 309
60	054191-2186	U-28-31-19-926-000401-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 401
61	054191-2188	U-28-31-19-926-000401-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 401
62	054191-2190	U-28-31-19-926-000401-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 401
63	054191-2192	U-28-31-19-926-000401-00004.0	TOWNHOMES AT COMPASS POINTE LOT 4 BLOCK 401
64	054191-2194	U-28-31-19-926-000401-00005.0	TOWNHOMES AT COMPASS POINTE LOT 5 BLOCK 401
65	054191-2196	U-28-31-19-926-000402-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 402
66	054191-2198	U-28-31-19-926-000402-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 402
67	054191-2200	U-28-31-19-926-000402-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 402
68	054191-2202	U-28-31-19-926-000403-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 403
69	054191-2204	U-28-31-19-926-000403-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 403
70	054191-2206	U-29-31-19-926-000403-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 403
71	054191-2208	U-29-31-19-926-000404-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 404

EXHIBIT A
TO MINOR MODIFICATION APPLICATION (25-_____)
(Page 3 of 3)

	Folio	PIN	Legal
72	054191-2210	U-29-31-19-926-000404-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 404
73	054191-2212	U-29-31-19-926-000404-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 404
74	054191-2214	U-29-31-19-926-000405-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 405
75	054191-2216	U-29-31-19-926-000405-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 405
76	054191-2218	U-29-31-19-926-000406-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 406
77	054191-2220	U-29-31-19-926-000406-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 406
78	054191-2222	U-29-31-19-926-000406-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 406
79	054191-2224	U-29-31-19-926-000407-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 407
80	054191-2226	U-29-31-19-926-000407-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 407
81	054191-2228	U-29-31-19-926-000407-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 407
82	054191-2230	U-29-31-19-926-000408-00001.0	TOWNHOMES AT COMPASS POINTE LOT 1 BLOCK 408
83	054191-2232	U-29-31-19-926-000408-00002.0	TOWNHOMES AT COMPASS POINTE LOT 2 BLOCK 408
84	054191-2234	U-29-31-19-926-000408-00003.0	TOWNHOMES AT COMPASS POINTE LOT 3 BLOCK 408

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

PETITION NO.: PRS 25-0426 REVIEWED BY: Clay Walker, E.I. DATE: 2/4/2025

FOLIO NO.: 54191.2052, 54191.2054, 54191.2056, 54191.2058, multiple

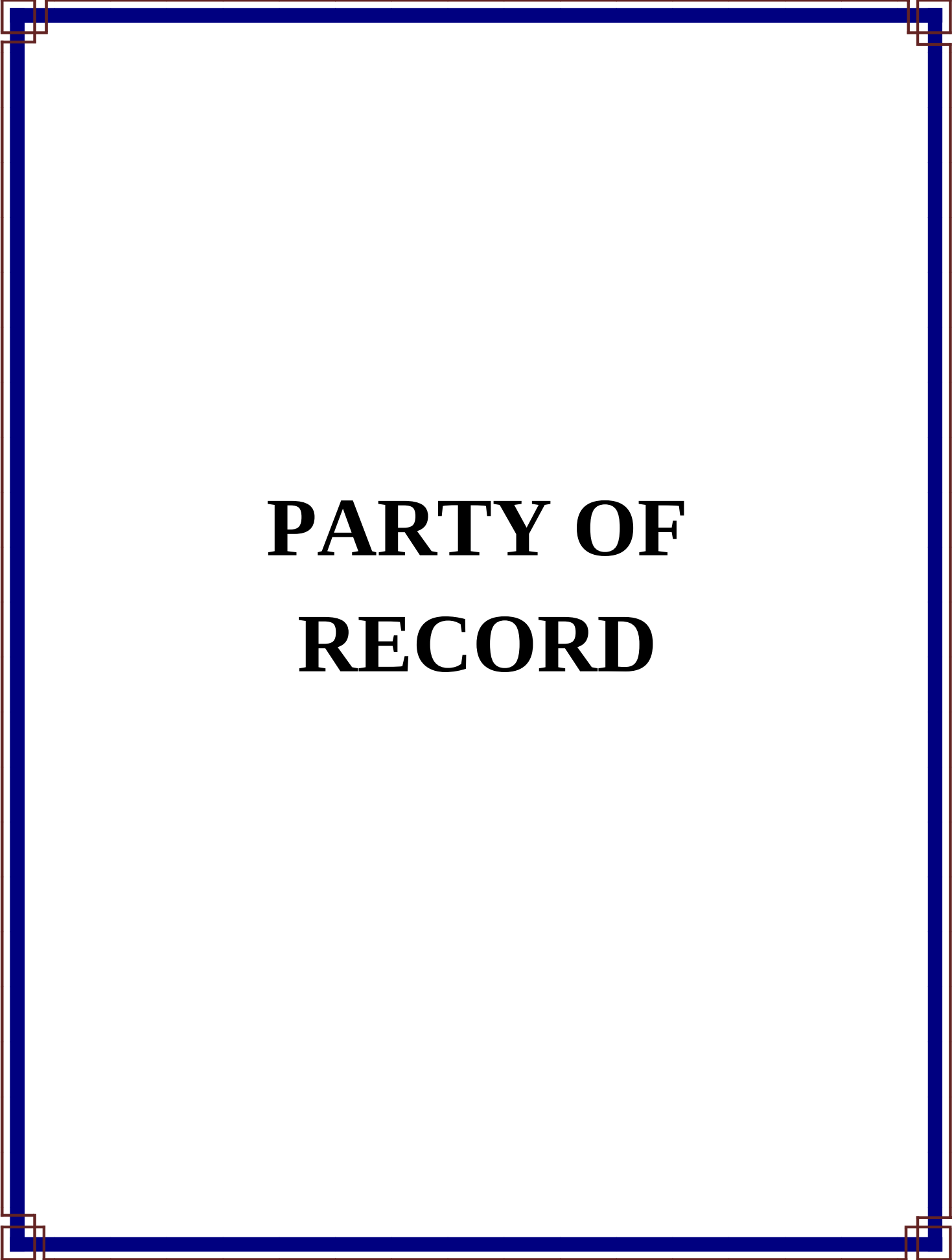
WATER

- ☐ The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 10 inch water main exists ☐ (approximately ___ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Aberdeen Pond Drive. 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 10 inch wastewater forcemain exists ☐ (approximately ___ feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Aberdeen Pond Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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



PARTY OF RECORD

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:12 AM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Attachments: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Alex Ballas <aspasias007@gmail.com>
Sent: Monday, March 3, 2025 12:37 PM
To: ZoningHelp <ZoningHelp@hcfll.gov>
Cc: Alex Ballas <aspasias007@gmail.com>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Alex Balatsoukas & Caprice Sellars
 608 Winterside Dr.
 Apollo Beach, FL 33572
aspasias007@gmail.com csellars1@gmail.com

On Behalf of Concerned Homeowners of Mira Bay

March 3, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Alex Balatsoukas & Caprice Sellars
608 Winterside Dr.
Apollo Beach, FL 33572
aspasias007@gmail.com csellars1@gmail.com

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:11 AM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Public Hearing April 8th re: setback reductions for Mirabay (PRS 25-0426)
Attachments: cdd to hcc.docx

Follow Up Flag: Follow up
Flag Status: Flagged

From: Suzanne Brennan-Space <s.brennanspace@yahoo.com>
Sent: Monday, March 3, 2025 12:22 PM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Public Hearing April 8th re: setback reductions for Mirabay

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

Dear Sir/Madam,
Please see attached comments on proposed revisions to setback requirements for Mirabay,
Thank you
Suzanne Brennan-Space

Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Suzanne Brennan-Space

512 Mirabay Blvd

Apollo Beach, FL 33572

Space_s@yahoo.com

March 3, 2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Suzanne Brennan-Space

Space_s@yahoo.com

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:04 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Follow Up Flag: Follow up
Flag Status: Flagged

From: Stephanie <scapoots@gmail.com>
Sent: Monday, March 3, 2025 8:52 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

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

Christopher and Stephanie Caputo
412 Manns Harbor Dr
Apollo Beach, FL 33572
scapoots@gmail.com
ccapoots@gmail.com
3/3/25

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and

will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Christopher and Stephanie Caputo
On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:07 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Mirabay rezoning - PRS 25-0426

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Linda Daugherty <ldoc31@tampabay.rr.com>
Sent: Monday, March 3, 2025 8:56 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Mirabay rezoning

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

Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay Linda Daugherty
5253 Brighton Shore Dr
Apollo Beach FL 33572

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.

- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Linda Daugherty

Ldoc31@tampabay.rr.com

813-393-7467

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:13 AM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Keep 15-25ft Mirabay Setbacks! (PRS 25-0426)

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pamela Edwards <sonalyst01@gmail.com>
Sent: Monday, March 3, 2025 2:42 PM
To: ZoningHelp <ZoningHelp@hcfll.gov>
Subject: Keep 15-25ft Mirabay Setbacks!

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

Dear Zoning Staff,

We need to keep the setbacks at 15-25 feet. As climate impacts were felt last summer, we must remain vigilant about keeping enough green space for water runoff and spacing between dwellings. Rules are created for public safety. We are not a second or third world country...yet. And we do not wish to be. American craftsmanship, engineering and development need to be held to great standards lest we become like Russia who do not care that the majority of their rural populace do not even have sewer systems or paved roads.

We live right across from where the new housing is to be built. We are 10 feet above sea level. Your area is already about 3 feet above us.

Thank you for your time,
Pamela Edwards
sonalyst01@gmail.com

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:36 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Letter Opposing setbacks PRS 25-0426

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Mary Sue Engle <msengle@rochester.rr.com>
Sent: Tuesday, March 4, 2025 7:17 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Cc: Peter Engle <pengle@rochester.rr.com>
Subject: Letter Opposing setbacks

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

Sent from my iPhone
Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

• WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners.

Sincerely,

Mary Sue Engle
5606 Golden Isles Drive
Apollo Beach, FL 33572

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:37 AM
To: Rivas, Keshia; Vazquez, Bianca; Lampkin, Timothy
Subject: FW: Letter Opposing setbacks

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Mary Sue Engle <msengle@rochester.rr.com>
Sent: Tuesday, March 4, 2025 7:18 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Cc: Peter Engle <pengle@rochester.rr.com>
Subject: Letter Opposing setbacks

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

Sent from my iPhone
Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners.

Sincerely,

Mary Sue Engle
5606 Golden Isles Drive
Apollo Beach, FL 33572

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:09 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/ PRS 25-0426) Modification Request

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Todd Febus <tfibus@gmail.com>
Sent: Monday, March 3, 2025 10:45 AM
To: ZoningHelp <ZoningHelp@hcfll.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Todd Febus
5712 Tortoise Place
Apollo Beach, FL 33572
TFebus@gmail.com
3/3/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfll.gov

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.

- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Todd Febus
5712 Tortoise Place
608-698-8345

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:10 AM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/ PRS 25-0426) Modification Request
Attachments: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

From: Alistair Forsyth <AForsyth@anacondaequipment.com>
Sent: Monday, March 3, 2025 11:59 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

See attached letter

With regards,

Alistair Forsyth

Alistair Forsyth
433 Mirabay Blvd
Apollo Beach
FL 33572

Email: aforsyth@anacondaequipment.com

3/3/25

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Alistair Forsyth
508-808-1412

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:02 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: PD-98-1513 Modification Request Opposition

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: ADAM GOLDSTONE <asgdc@aol.com>
Sent: Monday, March 3, 2025 8:37 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: PD-98-1513 Modification Request Opposition

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

Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion Request

Adam S. Goldstone
5919 Blakeney Loop
Apollo Beach, FL 33572
732-872-8033
Agoldstonelaw@gmail.com

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Adam Goldstone

Attorney at Law

FL Bar 63907

DC Bar 997698

732-872-8033

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:03 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: PD-98-1513 modification opposition under PRS-25-0426

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Adam Goldstone <agoldstonelaw@gmail.com>
Sent: Monday, March 3, 2025 8:40 AM
To: ZoningHelp <ZoningHelp@hcfll.gov>
Subject: PD-98-1513 modification opposition under PRS-25-0426

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

Hello:

I wanted to have my stringent objection to the change in use or granting a variance to the Lyvwell property located in the Mirabay deed restricted community in Apollo beach. PRS-25-0426.

This company is trying to increase the density of their project above and beyond the allowable setbacks in order to build larger properties not consistent with the immediate neighborhood. The only plausible reason is for them to maximize their profit.

With the recent hurricanes and significant flooding in Apollo Beach due to Helene and Milton in 2024 to allow smaller setbacks and larger building footprints would significantly increase impervious coverage and therefore forcing flood waters to enter homes and buildings rather than perking into the soil.

Additionally, to allow a builder to obviate the long standing setbacks established by the PD-MU defeats the purpose of the Planned Development and caused harm and detriment to those adjacent properties that followed the rules and setbacks by forcing storm water and runoff to be funneled to neighboring properties that followed the established guidelines.

The only purpose for these changes is to allow a developer to build bigger homes to make more money. They know what they bought and they know what was allowed when they bought it. To now claim it will be a hardship or any other detriment to their business is factually incorrect, and should not be tolerated. They made a benefit for their bargain with the company selling the property, knowing what they were tied into in a deed restricted community and to allow them to change that now would have a negative impact on the others that followed the rules and would have to live with the impact from a builder who is simply trying to maximize their profit.

I urge the board not to allow any changes to the zoning or the PD-MU.

Thank you kindly,

Adam S. Goldstone

Attorney at Law
FL Bar 63907
DC Bar 997698
Mirabay resident and property owner
732-872-8033

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 8:52 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Concerned Homeowner in MiraBay - PRS 25-0426

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Jennifer Wilson <jwilson011675@gmail.com>
Sent: Monday, March 3, 2025 8:33 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Concerned Homeowner in MiraBay

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

Sent from my iPhone
Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Perry and Jennifer Prescott
411 Winterside Dr
Apollo Beach, FL 33572
jwilson011675@gmail.com

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Jennifer Prescott
253-293-9037
Jwilson011675@gmail.com

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 8:52 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/PRS 25-0426) Modification Request

From: Christina Belgin <329christinamarie@gmail.com>
Sent: Monday, March 3, 2025 8:05 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>; Pablo Rullan <rullan.pablo414@gmail.com>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

From: Pablo Rullan
5322 Wishing Arch Dr
Apollo Beach, FL 33572

To: Hillsborough County Zoning & Planning Department 601 E. Kennedy Blvd. Tampa, FL 33602

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures.

This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values. 1. Increased Flooding Risks—A Major Concern.

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse. • Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater. • More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density. • The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes. •

If approved, this zoning change could also raise flood insurance costs for existing homeowners. Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable. 2. Community Character & Property Value Decline • The existing zoning setbacks (15-

25 feet) are in place to maintain an open, high-quality residential environment. • Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in. • Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values. 3. Fire Safety & Emergency Access Risks • Reducing side setbacks to 5 feet increases the risk of fire spreading between homes. • Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency. • Approval of this request will create unnecessary safety risks for current and future residents. 4. Traffic & Parking Congestion • With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets. • Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children. • Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours. 5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life. • Future developers may argue for even higher-density housing, further shrinking lot sizes and green space. Our Position & Request We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet. We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community. 📅 Public Hearing Details: • WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision. Sincerely,

Christina & Pablo Rullan

727-420-0359

On Behalf of Concerned Homeowners of Mira Bay

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:35 AM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: SET BACK MIRA BAY - PRS 25-0426

Follow Up Flag: Follow up
Flag Status: Flagged

From: Daniel Schumaker <shoie21@yahoo.com>
Sent: Monday, March 3, 2025 4:26 PM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: SET BACK MIRA BAY

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

Daniel and Sara Schumaker
305 Shore crab Way
Apollo Beach Fla 33572
shoie21@yahoo.com
3/3/25

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:34 AM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Mari Tyre <marityre@msn.com>
Sent: Monday, March 3, 2025 4:28 PM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Cc: Mari Tyre <marityre@msn.com>
Subject: Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

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

Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

Mark and Mari Tyre
5515 Merritt Island Drive
Apollo Beach, FL 33572
Marityre@msn.com
3 March 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Mark and Mari Tyre
(813) 546-3388

On Behalf of Concerned Homeowners of MiraBay

From: [Thomas Gallogly](#)
To: [ZoningHelp](#)
Subject: Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay
Date: Tuesday, March 4, 2025 12:57:20 PM

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

Thomas P and Judy L Gallogly
5607 Seagrass Place
Apollo Beach, FL 33572
03/04/25
Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

• WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Thomas P and Judy L Gallogly

813-494-6004

On Behalf of Concerned Homeowners

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 9:09 AM
To: Thomas Gallogly
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



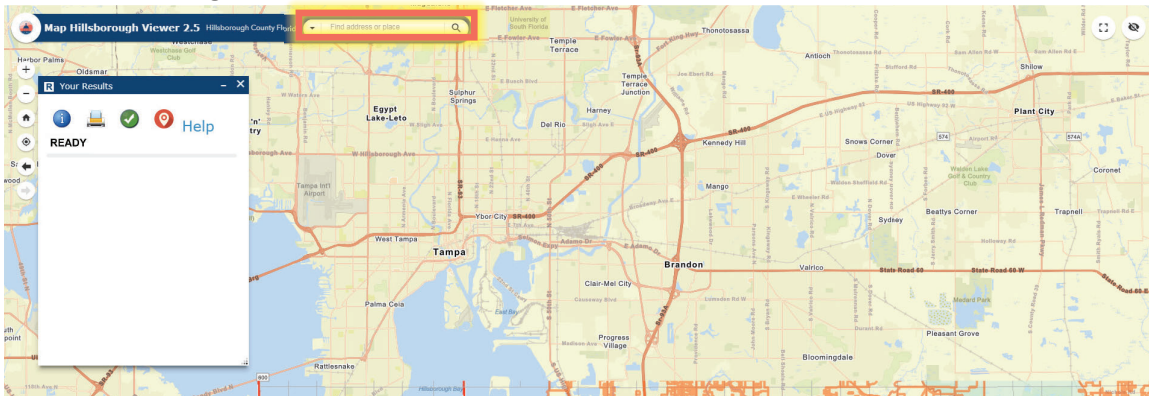
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

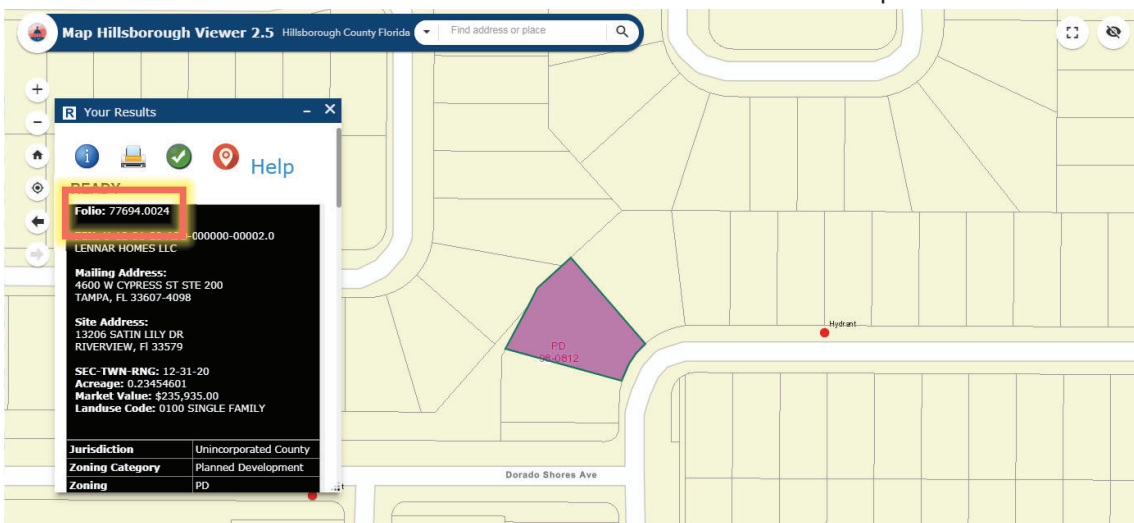
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

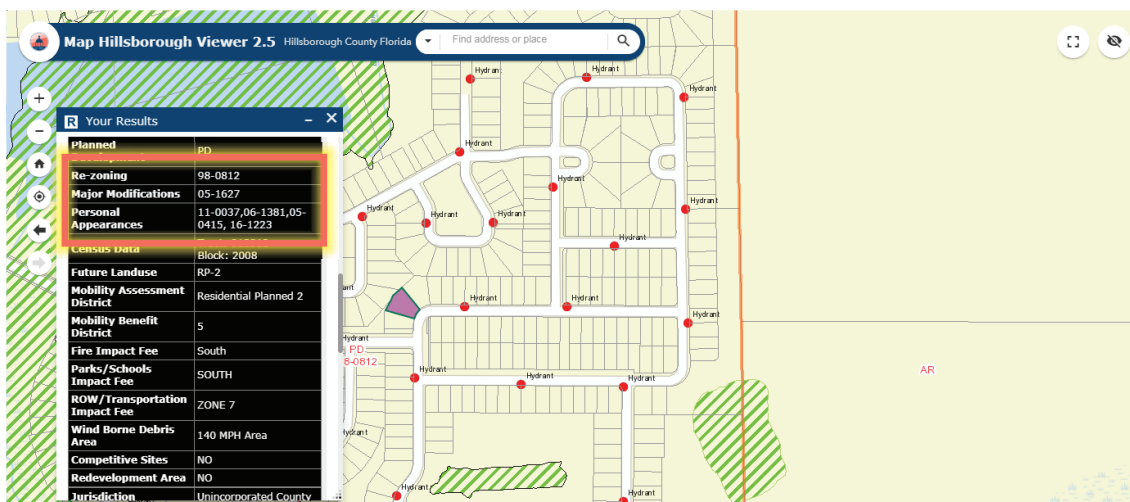
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



Please log in.

User Name:

Password:

Server:

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

File Workflow Help Refresh Server Catalog Logoff

Optix Server Catalog

Add Query

Database Screens

- Archive Data
- Document Repository
- LD - Wellhead Resource Permits
- SS - As-built Review View
- SS - Plan Submittal View
- Sign Permitting

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

Document Repository

Query Clear Max Hits: 20 X

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:	17-0977	App/Permit/Tracking #:	17-0977
-------------	---------	------------------------	---------

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

From: [Blagrove, Omar](#)
To: [ZoningHelp](#)
Cc: delioanthony3@gmail.com
Subject: Hillsborough County_ Anthony DeLio_33602
Date: Tuesday, March 4, 2025 1:00:24 PM
Attachments: [Zonig_Anthony_Delio_000.jpg](#)
[Zonig_Anthony_Delio_001.jpg](#)

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

Thank you,
Anthony

ANTHONY F. DELIO + ELIZABETH R. DELIO
5210 Golden Isles DR.
Apollo Beach Florida 33572
delioanthony3@gmail.com

3/4/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.

• The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.

• If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already

crowded streets.

- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet. We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
 - WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL
- We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



On Behalf of Concerned Homeowners of Mira Bay

Anthony F. DeLio
5210 Golden Isles Drive
Apollo Beach Florida 33572

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 9:16 AM
To: Blagrove, Omar; delioanthony3@gmail.com
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



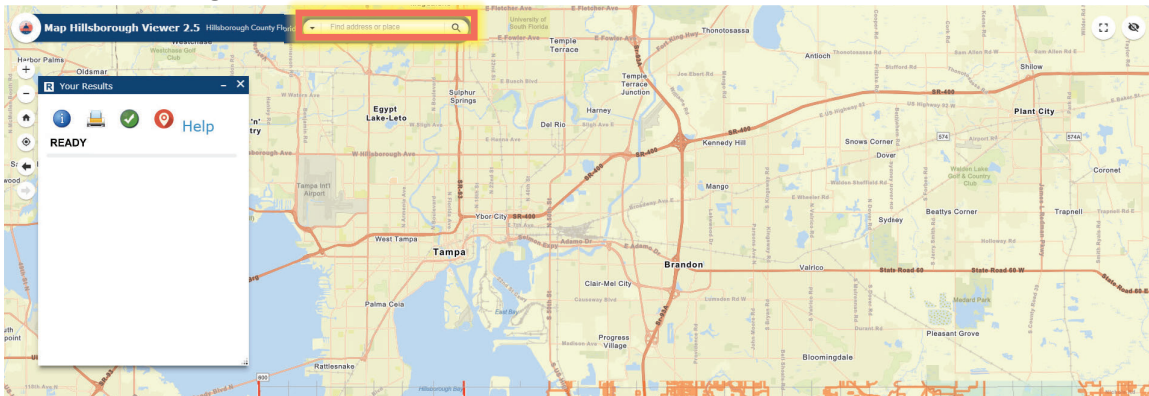
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

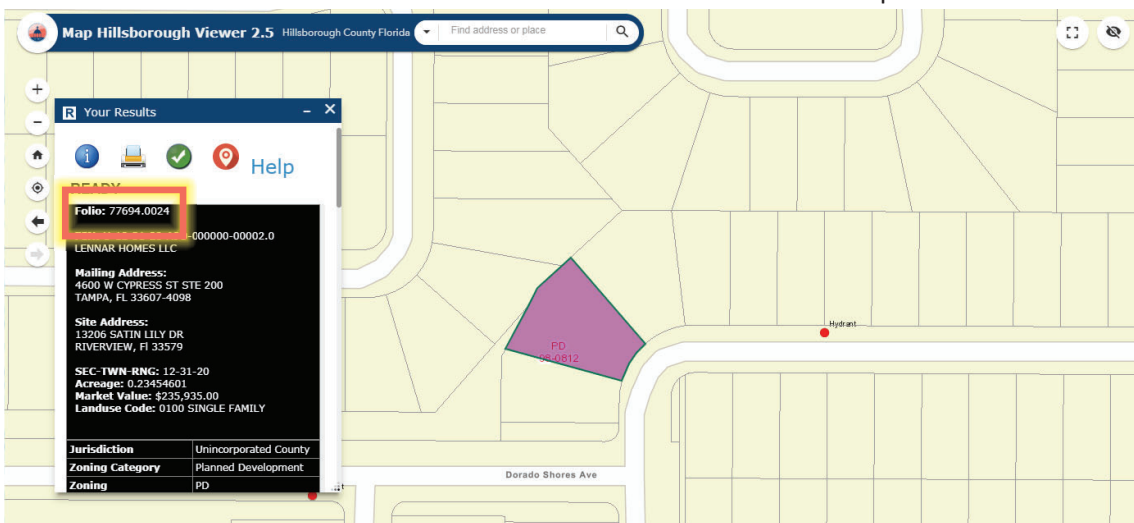
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

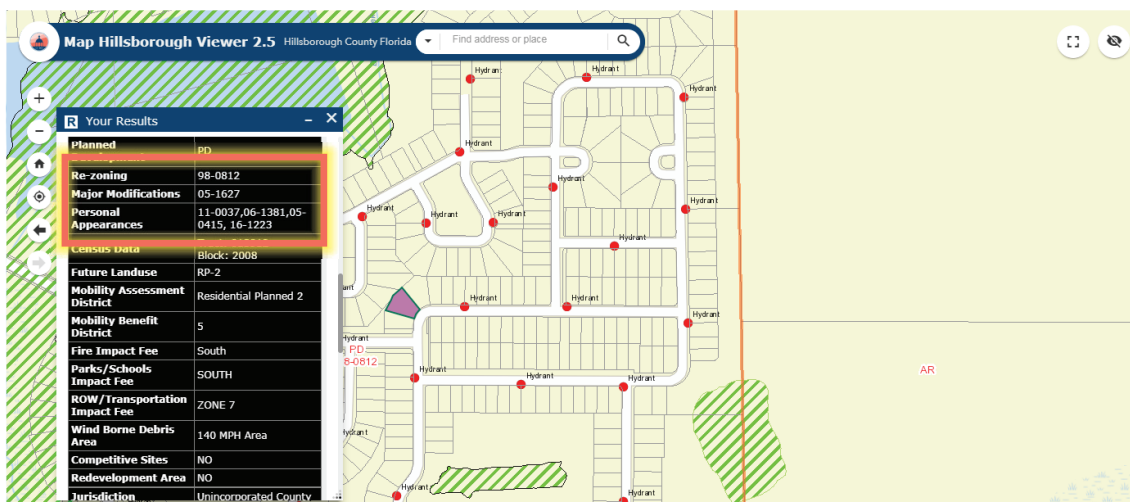
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



Please log in.

User Name:

Password:

Server:

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

File Workflow Help Refresh Server Catalog Logoff

Optix Server Catalog

Add Query

Database Screens

- Archive Data
- Document Repository
- LD - Wellhead Resource Permits
- SS - As-built Review View
- SS - Plan Submittal View
- Sign Permitting

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

Document Repository

Query Clear Max Hits: 20 X

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address:
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Rivas, Keshia

From: Boccrec <boccrec@hillsclerk.com>
Sent: Tuesday, March 4, 2025 8:26 AM
To: Boles, Christopher; Cohen, Harry; Cameron Cepeda, Donna; Myers, Gwendolyn; Hagan, Ken; Wostal, Joshua; Miller, Christine; Bennett, Leslie; Green, Yorlanda; Hearings; Rivas, Keshia; Rome, Ashley; Sekouri, Michelle; Sweet, Sharon; VanArsdall, Rick; Vazquez, Bianca; Williams, Charlene; Wise, Bonnie; Burgos, Glorivee; Castillo, Maria; Cury, Della; Hoyt, Melonie; Manresa, Lidia; Marion, Casaundra; Pike, Isabella; Smith, Rabiah (Robbi); Reidy, Richard; West, Wanda; Yates, Kathleen
Subject: FW: [EXTERNAL] PRS 25-0426
Follow Up Flag: Follow up
Flag Status: Flagged

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

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

From: Adam Goldstone <agoldstonelaw@gmail.com>
Sent: Monday, March 3, 2025 8:27 AM
To: Boccrec <boccrec@hillsclerk.com>
Subject: [EXTERNAL] PRS 25-0426

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

Hello:

I wanted to have my stringent objection to the change in use or granting a variance to the Lyvwell property located in the Mirabay deed restricted community in Apollo beach.

This company is trying to increase the density of their project above and beyond the allowable setbacks in order to build larger properties not consistent with the immediate neighborhood. The only plausible reason is for them to maximize their profit.

With the recent hurricanes and significant flooding in Apollo Beach due to Helene and Milton in 2024 to allow smaller setbacks and larger building footprints would significantly increase impervious coverage and therefore forcing flood waters to enter homes and buildings rather than perking into the soil.

Additionally, to allow a builder to obviate the long standing setbacks established by the PD-MU defeats the purpose of the Planned Development and caused harm and detriment to those adjacent properties that followed the rules and setbacks by forcing storm water and runoff to be funneled to neighboring properties that followed the established guidelines.

The only purpose for these changes is to allow a developer to build bigger homes to make more money. They know what they bought and they know what was allowed when they bought it. To now claim it will be a hardship or any other detriment to their business is factually incorrect, and should not be tolerated. They made a benefit for their bargain with the company selling the property, knowing what they were tied into in a deed restricted community and to allow them

to change that now would have a negative impact on the others that followed the rules and would have to live with the impact from a builder who is simply trying to maximize their profit.

I urge the board not to allow any changes to the zoning or the PD-MU.

Thank you kindly,

Adam S. Goldstone
Attorney at Law
FL Bar 63907
DC Bar 997698
Mirabay resident and property owner
732-872-8033

Rivas, Keshia

From: Hearings
Sent: Friday, February 28, 2025 11:55 AM
To: Vazquez, Bianca; Rome, Ashley; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Application # PRS 25-426

From: Ann Madsen <annwmadsen@gmail.com>
Sent: Thursday, February 27, 2025 5:24 PM
To: Hearings <Hearings@hcfl.gov>
Subject: Application # PRS 25-426

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

Good Afternoon,

We received a letter of notice today from Michael Brooks about a “Minor Modification to a Planned Development” in MiraBay. It did not explain what the proposed modification would be.

Could you provide more information about the modification.

Feel free to email or call me at 813-404-7710.

Thank you,
Ann Madsen

From: [Carlo](#)
To: [ZoningHelp](#)
Subject: Fwd: Letter
Date: Tuesday, March 4, 2025 12:43:21 PM

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

Carl N. Saporito
5202 Golden Isles Drive
Apollo Beach, Florida 33572

March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood,

inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Carl N. Saporito

Saporito1163@gmail.com

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 8:50 AM
To: Carlo
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



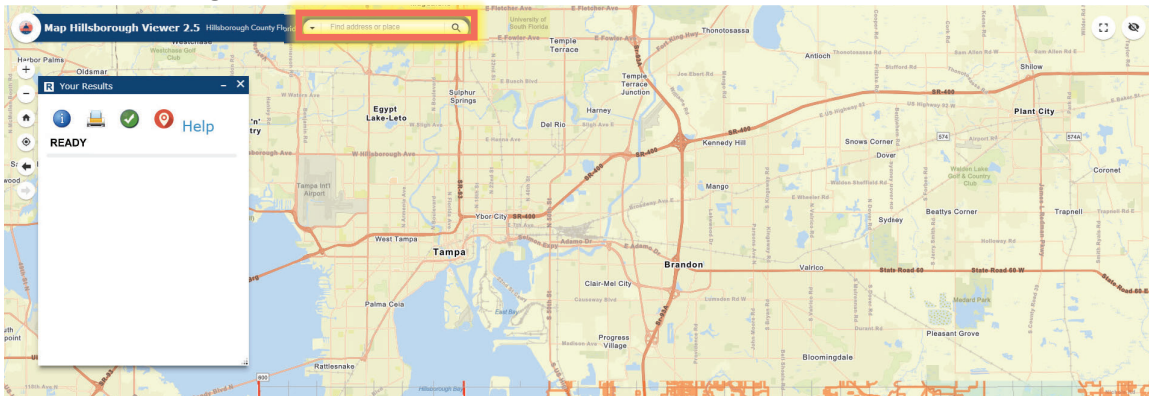
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

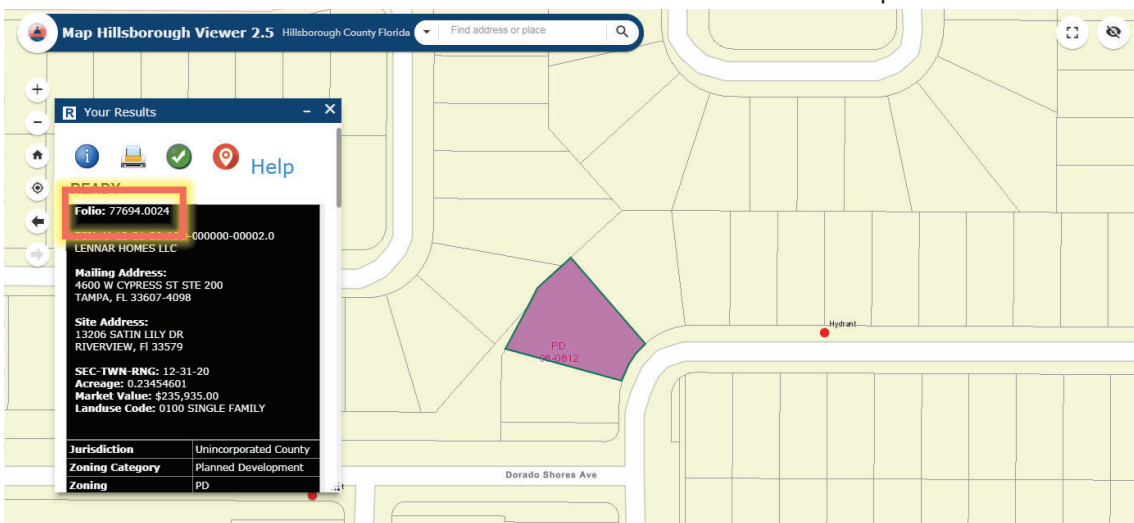
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

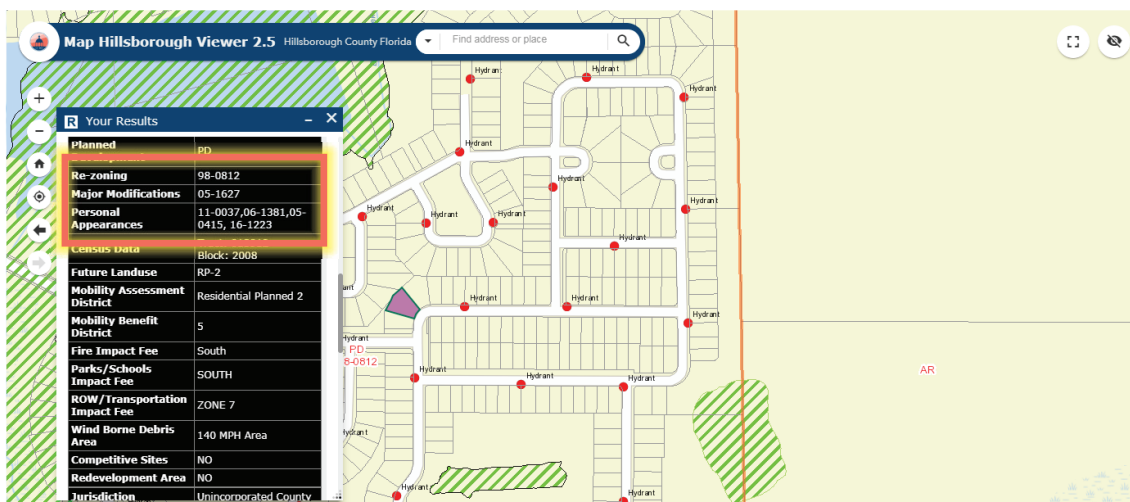
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



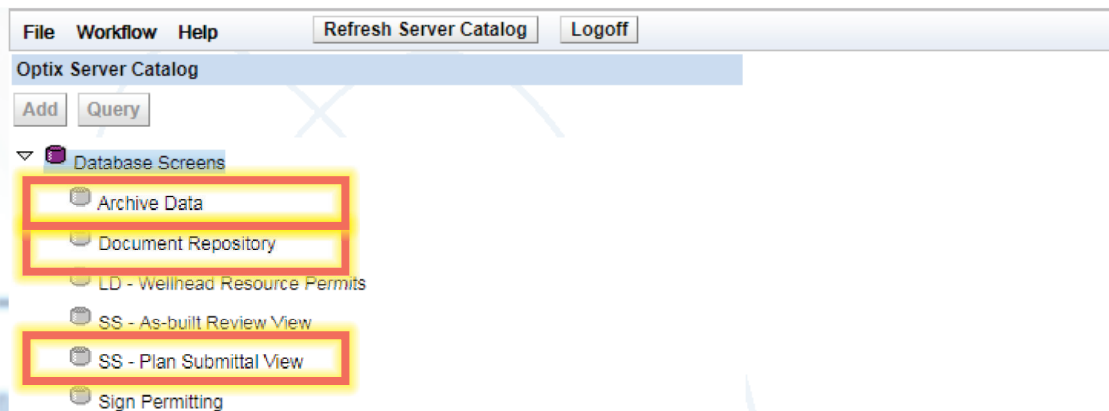
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:
Folio ID:

App/Permit/Tracking #:
Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

From: [Brenda Saporito](#)
To: [ZoningHelp](#)
Subject: Mirabay (PD-98-1513) Modification Request
Date: Tuesday, March 4, 2025 12:44:10 PM
Attachments: [.png](#)

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

Brenda K. Saporito
5202 Golden Isles Drive
Apollo Beach, Florida 33572

March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Brenda K. Saporito
Brenda.saporito71@gmail.com

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 8:58 AM
To: Brenda Saporito
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



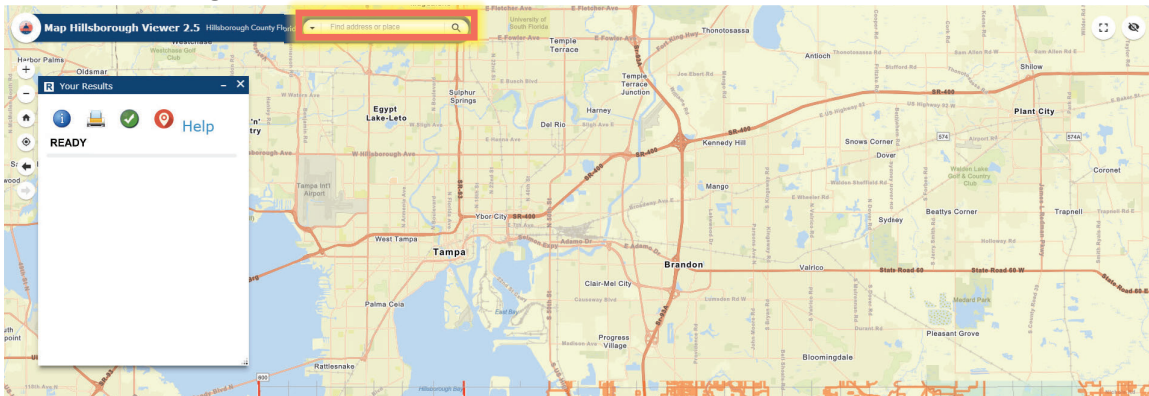
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

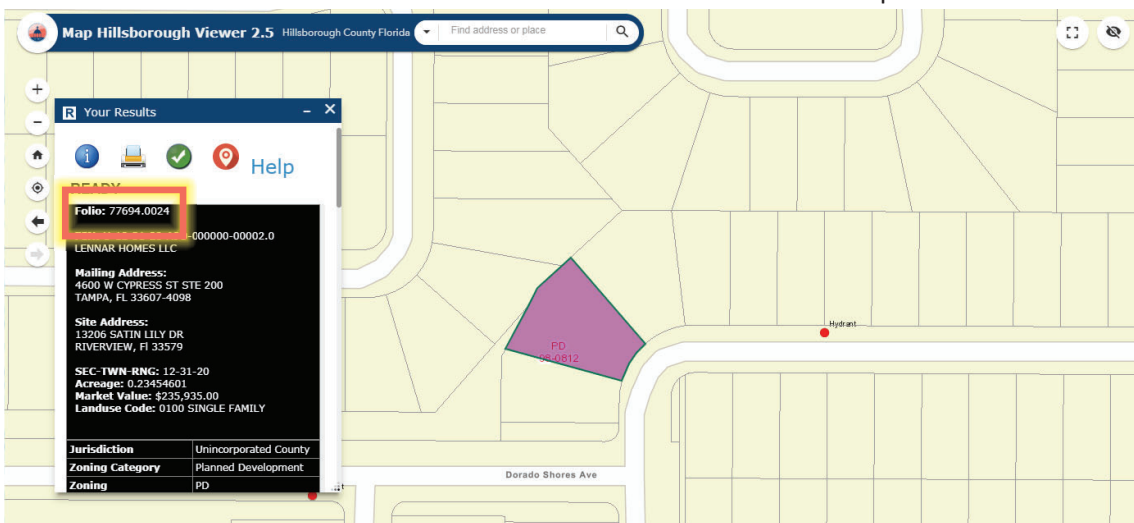
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

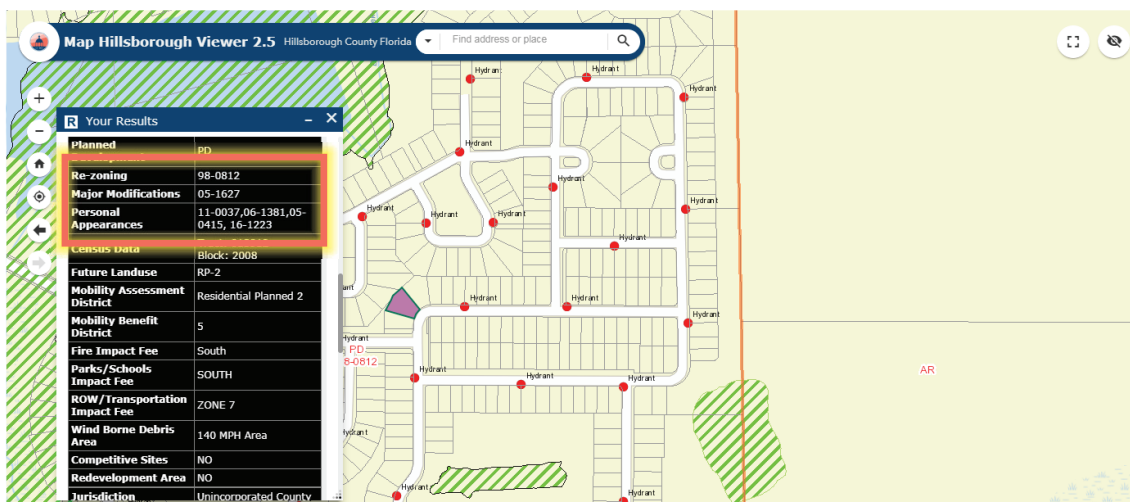
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



Please log in.

User Name:

Password:

Server:

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

File Workflow Help Refresh Server Catalog Logoff

Optix Server Catalog

Add Query

Database Screens

- Archive Data
- Document Repository
- LD - Wellhead Resource Permits
- SS - As-built Review View
- SS - Plan Submittal View
- Sign Permitting

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

Document Repository

Query Clear Max Hits: 20 X

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:	17-0977	App/Permit/Tracking #:	17-0977
-------------	---------	------------------------	---------

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Rivas, Keshia

From: Hearings
Sent: Tuesday, March 4, 2025 9:02 AM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/ PRS 25-0426) Modification Request

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ken Young <ksyoung@outlook.com>
Sent: Monday, March 3, 2025 8:38 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Kenneth and Kristie Young
5423 Merritt Island Drive
Apolo Beach, FL 33572
ksyoung@outlook.com

Monday March 3, 2025

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.
- Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Kenneth and Kristie Young
239-259-4408

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:07 PM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Formal Letter Opposing Setback Reductions

From: Kody Calitri <homesales@kodysoldanother1.com>
Sent: Tuesday, March 4, 2025 12:18 PM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Formal Letter Opposing Setback Reductions

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

Kody A Calitri

316 Ibisview Lane

Apollo Beach, Florida 33572

Homesales@kodysoldanother1.com

03/04/2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and do not support the applicant's request to change 84 platted townhome lots into single-family detached homes.

We also strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures.

This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Kody Calitri

813-727-2553

On Behalf of very Concerned Homeowners of Mira Bay

Kody A. Calitri, Realtor

SL3458668

Phone:

(941)-228-2580

Email:

homesales@kodysoldanother1.com

info@kodysoldanother1.com

Kodyc@kw.com

Office:

KW South Shore

P: (813) 641-8300

W: kodyc.kw.com

W: www.kwsouthshore.com

109 Harbor Village Lane

Apollo Beach, Florida 33572

CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert Kody A. Calitri by reply email and then delete this message and

any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Michael Giamalis](#)
To: [ZoningHelp](#)
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Date: Tuesday, March 4, 2025 2:06:10 PM

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

Michael Giamalis
205 Oceania Ct
Apollo Beach, FL 33572
gman122797@gmail.com
March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Michael Giamalis
205 Oceania Ct
Apollo Beach, FL 33572
gman122797@gmail.com
860-227-3844

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 9:31 AM
To: Michael Giamalis
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



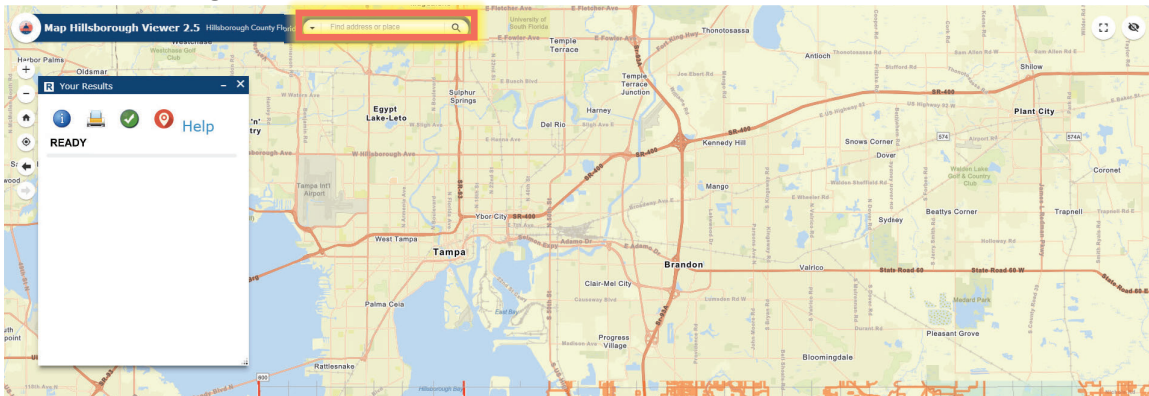
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

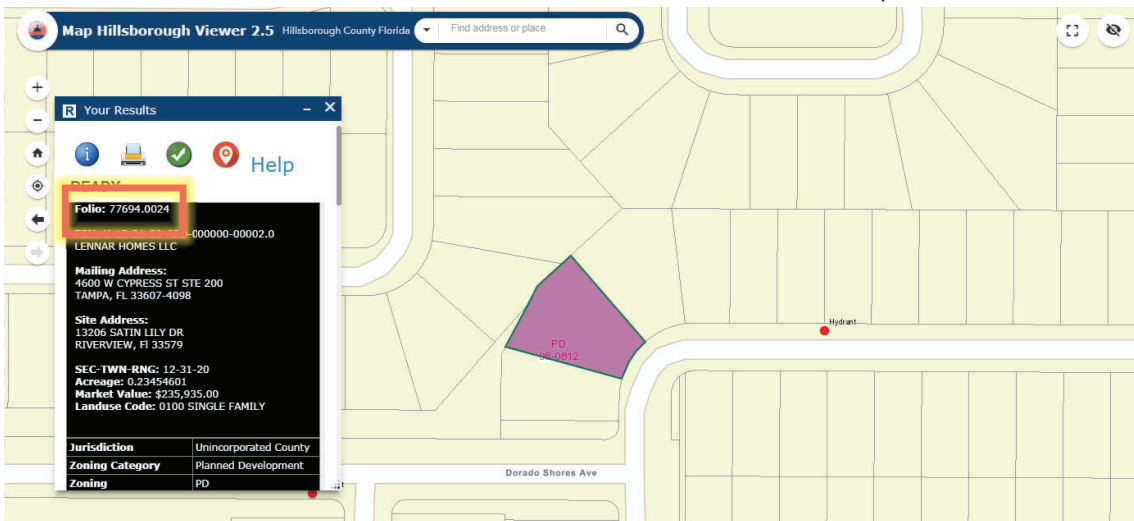
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

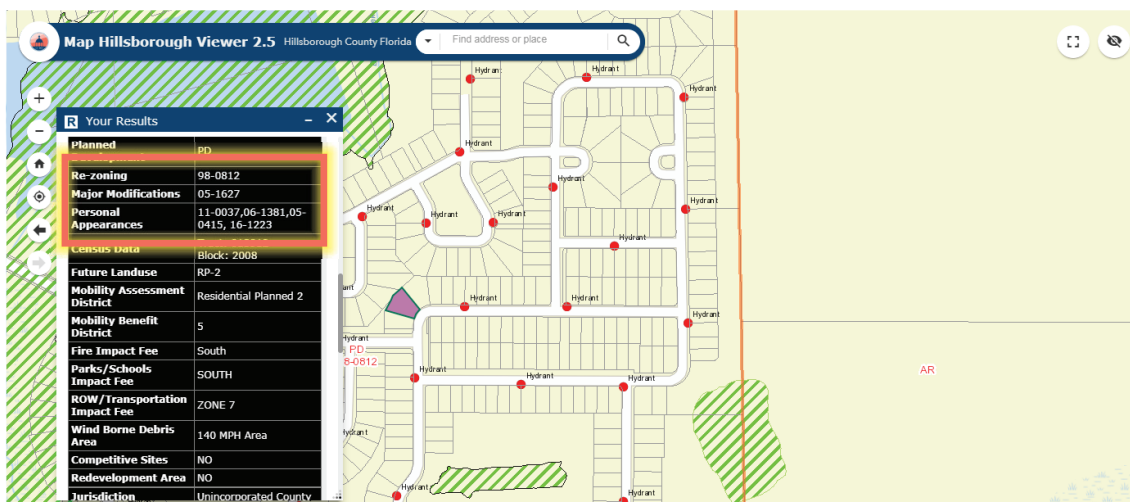
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



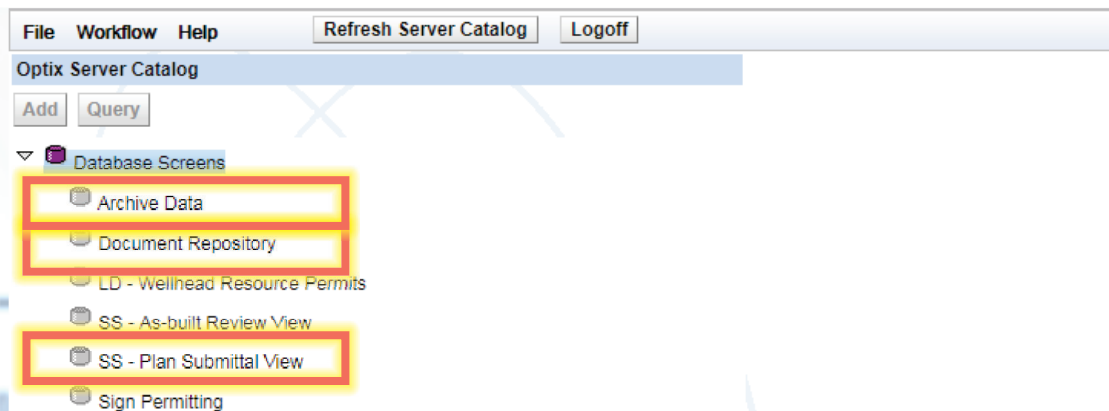
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

 **Search All Documentation**

Document Information

Tracking #:
Folio ID:

App/Permit/Tracking #:
Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:02 PM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/PRS 25-0426) Modification Request

From: Jennifer Gregory <tomjengregory@gmail.com>
Sent: Tuesday, March 4, 2025 10:06 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Jennifer Jensen Gregory
203 Oceania Ct
Apollo Beach, FL 33572
tomjengregory@gmail.com

March 4,
Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Jennifer Jensen Gregory

On Behalf of Concerned Homeowners of Mira Bay

From: [Betty Johnson](#)
To: [ZoningHelp](#)
Subject: Opposition to setback in Mira Bay[PD-98-1513]
Date: Tuesday, March 4, 2025 3:11:10 PM

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

Betty Johnson
206 Oceania Ct.
Apollo Beach, FL 33572
Betjohns312@gmail.com
March 4, 2025

Hillsborough County Zoning & Planning Department
[601 E. Kennedy Blvd.](#)
[Tampa, FL 33602](#)
Email: zoninghelp@hcfcl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area,

driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, [801 E. Kennedy Blvd, Tampa, FL](#)

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Betty Johnson
206 Oceania Ct
Apollo Beach, FL 33572
BetJohns312@gmail.com
813-300-6926
On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 9:40 AM
To: betjohns312@gmail.com
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



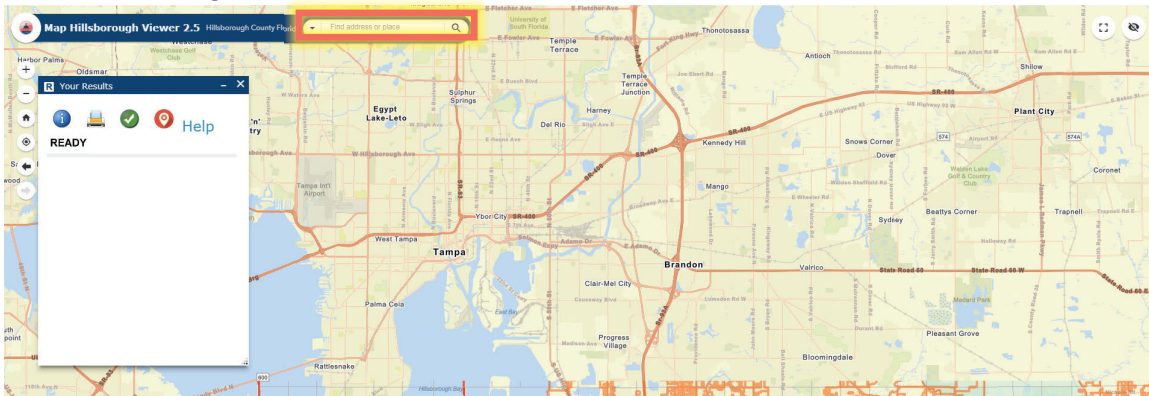
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

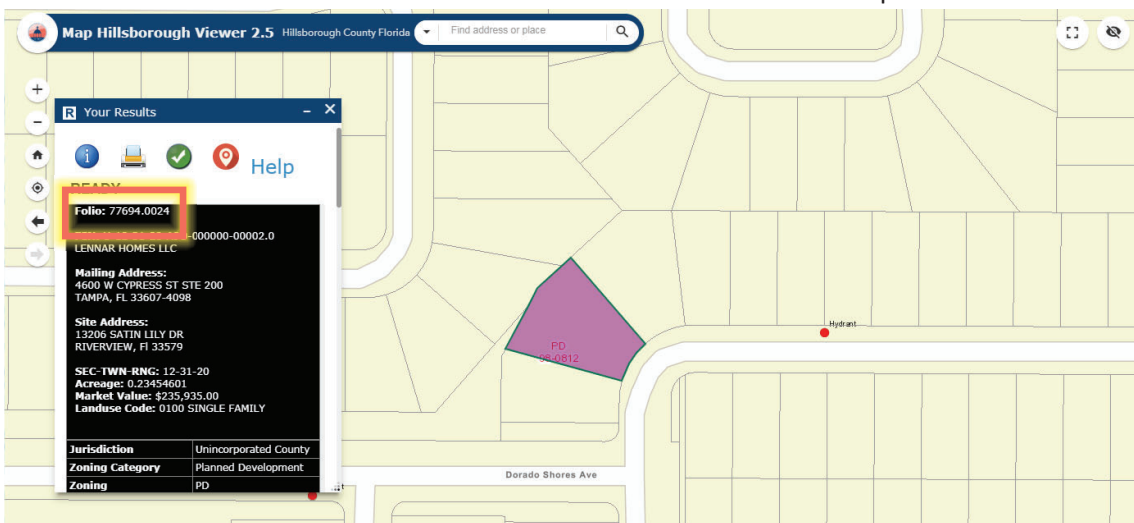
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

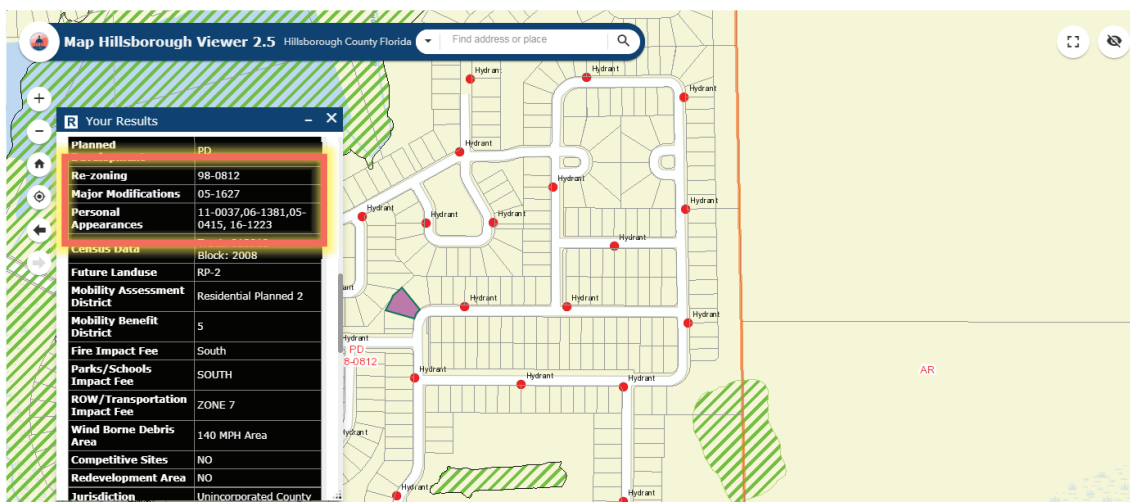
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



Please log in.

User Name:

Password:

Server:

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

File Workflow Help Refresh Server Catalog Logoff

Optix Server Catalog

Add Query

Database Screens

- Archive Data
- Document Repository
- LD - Wellhead Resource Permits
- SS - As-built Review View
- SS - Plan Submittal View
- Sign Permitting

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

Document Repository

Query Clear Max Hits: 20 X

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

From: [TONYA MAGEE](#)
To: [ZoningHelp](#)
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Date: Tuesday, March 4, 2025 2:23:21 PM
Attachments: [Zoning letter.pdf](#)

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

Attached please find my opposition please to enforce setback restrictions. It is my plea you add this to the dissent for this modification.

Kindest regards,

Tonya Magee

FORMAL LETTER OPPOSING SETBACK REDUCTIONS WHILE
SUPPORTING SINGLE-FAMILY CONVERSION IN MIRA BAY

Tonya Magee
5515 Golden Isles Drive
Apollo Beach, Florida
thmagee@msn.com
3/3/25

Hillsborough County Zoning & Planning Department
601 E. Kennedy Boulevard
Tampa, Florida 33602
zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay
(PD-98-1513) Modification Request

Dear Planning and Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks - A Major Concern.

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding. Our stormwater infrastructure was not designed to handle this level of density.

- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character and Property Value Decline.

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety and Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic and Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the County allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position and Request

We support the transition from townhomes to single-family detached homes, but we demand that the County uphold the existing setback requirements of at least 15 to 25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details

Monday, April 8, 2025, at 8:00 a.m.
Hillsborough County Center, Second Floor, 801 East Kennedy Boulevard, Tampa, Florida.

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision. Ibisview, the street entering my neighborhood in Mira Bay, Sea Crest, is already having flooding issues upon strong rains, and the infrastructure is the only development thus far on the property. I cannot imagine what it would be like if you allow these changes. We won't be able to enter our neighborhood. I'm begging you to please consider this letter and do everything you can to protect us from irreparable harm by allowing these setbacks.

Sincerely,

Tonya Magee
thmagee@msn.com
On Behalf of Concerned Homeowners•

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 9:35 AM
To: thmagee@msn.com
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



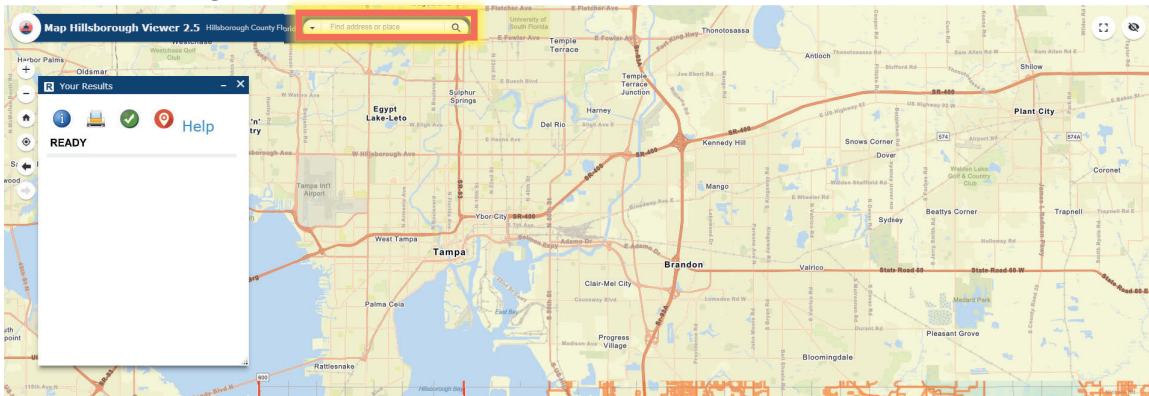
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

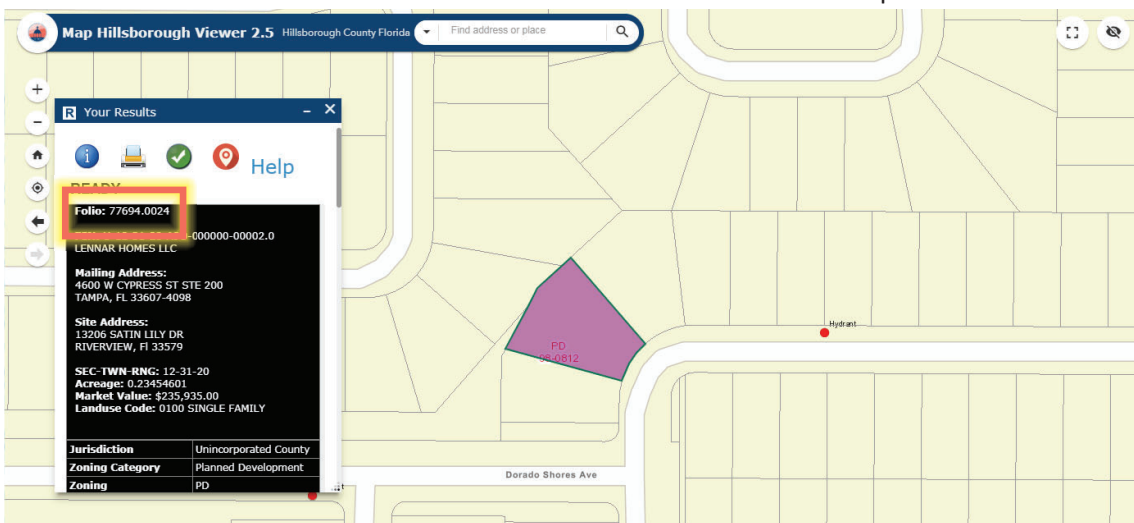
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

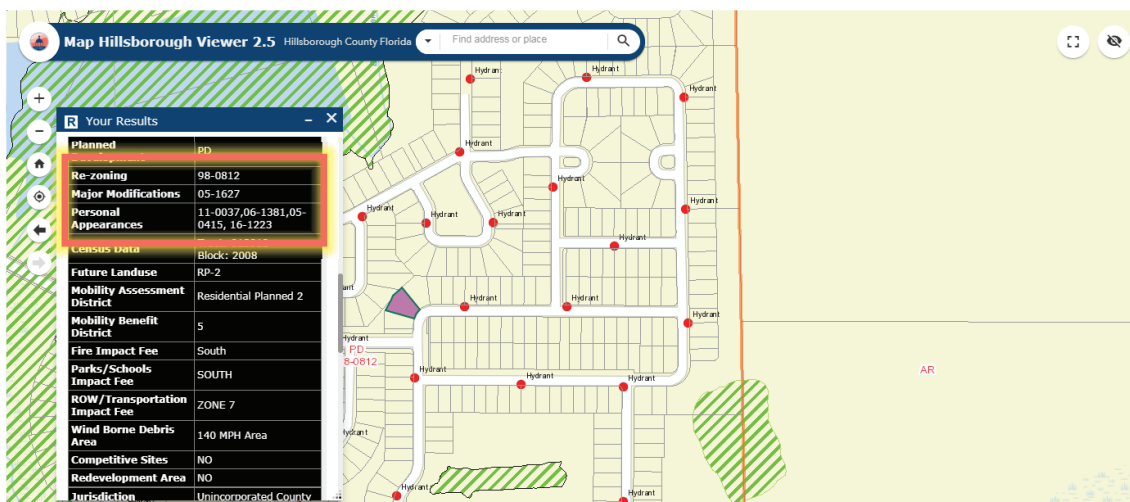
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



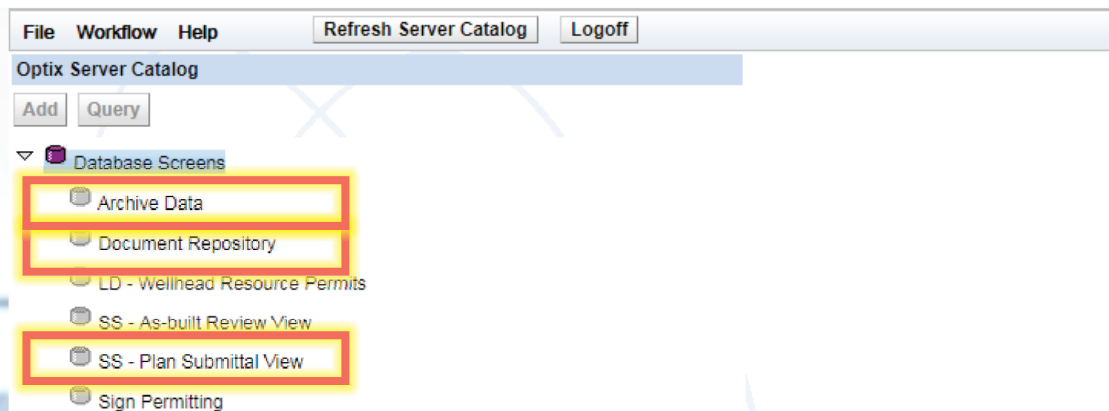
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

 **Search All Documentation**

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:	17-0977	App/Permit/Tracking #:	17-0977
-------------	---------	------------------------	---------

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

From: jwrightstone3@gmail.com
To: [ZoningHelp](#)
Cc: jwrightstone3@gmail.com; gwrightstone@gwrightstone.com
Subject: Compass Point Zone Change Apollo Beach
Date: Tuesday, March 4, 2025 1:08:38 PM
Attachments: [Seacrest Neighboring Development 25.docx](#)

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

Julia Wrightstone

202 Latitude Place
Apollo Beach, FL 33972
412.337.1291 (m)

March 4, 2025

Greg and Julia Wrightstone
202 Latitude Place
Apollo Beach, FL 33572
Jwrightstone3@gmail.com

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

We are writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.

- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Greg and Julia Wrightstone

412.337.1291

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Norris, Marylou
Sent: Wednesday, March 5, 2025 9:24 AM
To: jwrightstone3@gmail.com; gwrightstone@gwrightstone.com
Subject: PRS 25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, please register **two business days before the hearing** at the following link <http://hcflgov.net/SpeakUp>. You can register up to 30 minutes before the start of the hearing. However, if you wish to watch the hearing without participating, you can watch the hearing at:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that the staff reports and all application records may be viewed on our website. We have attached the instructions to access the PGM Store. To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link <https://www.hcfl.gov/pgmstore> to enter the PGM Store. Click on **ENTER PGM STORE**. The username and password are **public**. Double click on **Document Repository**. To access the information, please enter the tracking number in the box that reads **APP/Permit/Tracking #, or by address or folio #**, then click Query. A blue bar will pop up with the Application number, Folio ID, Permit type & Current Status. Double click on the bar to access the documents. Scroll down the page and you will find all the documents you are looking for. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



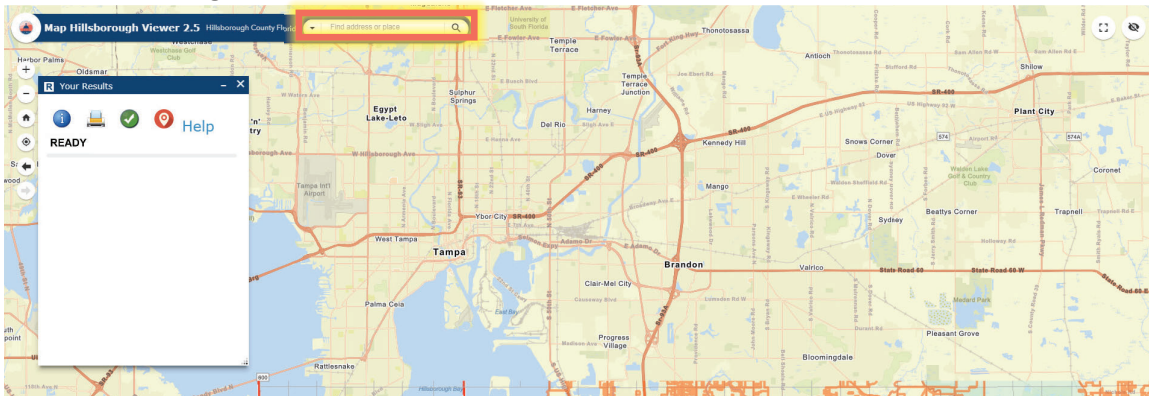
Please note: All correspondence to or from this office is subject to Florida's Public Records law.

PGM Store Tutorial

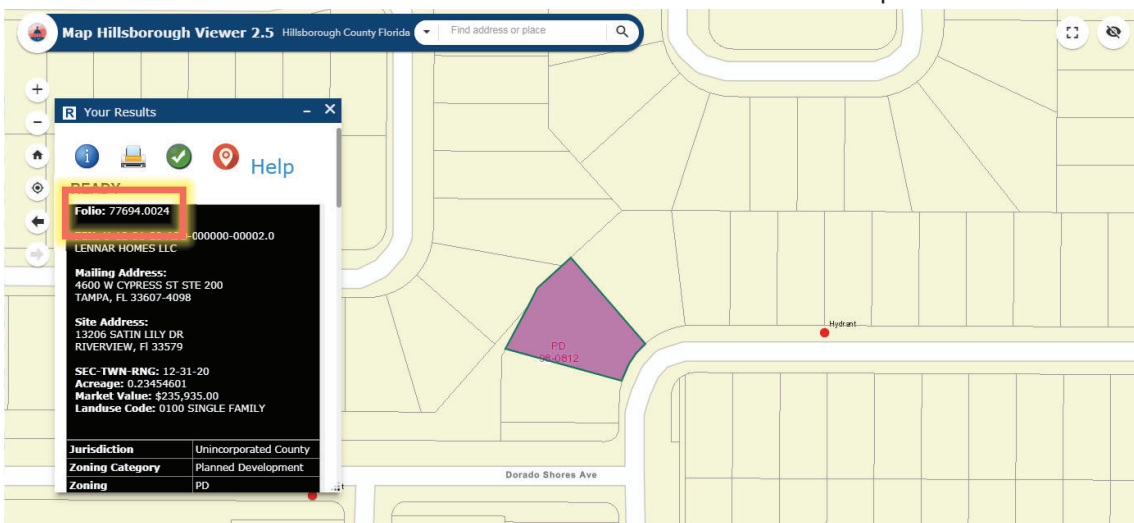
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, of Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

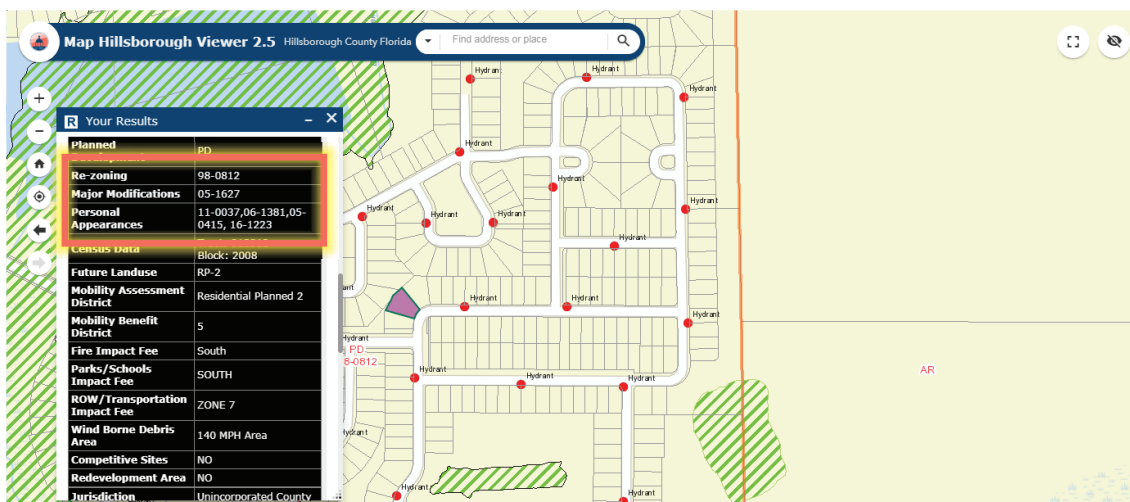
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



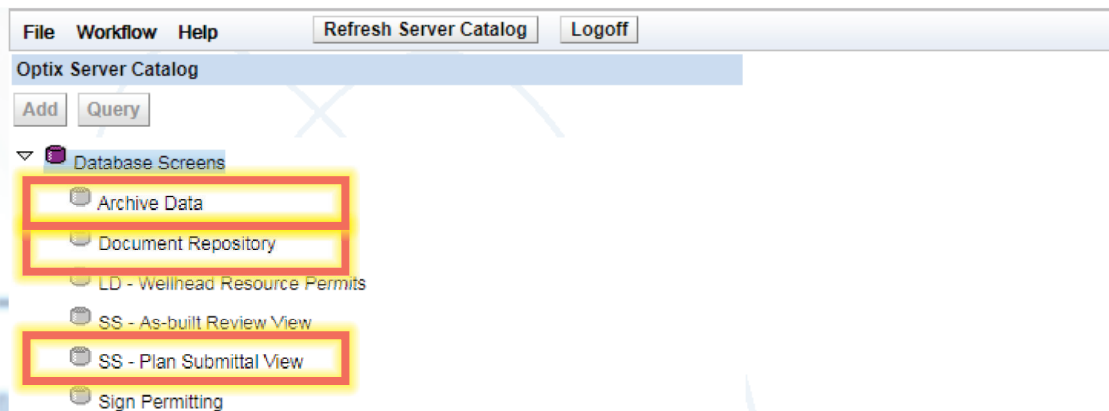
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address:
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:	17-0977	App/Permit/Tracking #:	17-0977
-------------	---------	------------------------	---------

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:06 PM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: PD-98_1513 Modification/Mira Bay - PRS 25-0426
Attachments: SeaCrest_zoningissue2025.pdf

From: annbo@tampabay.rr.com <annbo@tampabay.rr.com>
Sent: Tuesday, March 4, 2025 11:44 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: PD-98_1513 Modification/Mira Bay

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

Please see attached letter.
Respectfully submitted by:

Ann D Hathaway
5608 Golden Isles Drive
Apollo Beach, FL 33572

Ann Hathaway
5608 Golden Isles Drive
Apollo Beach, FL 33572
annbo@tampabay.rr.com
March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

14 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Ann D Hathaway

On Behalf of Concerned Homeowners of Mira Bay

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:06 PM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: April 8 hearing re: variance for setback reduction: PRS 25-0426
Attachments: Letter to Hillsborough County to oppose zoning variance for setbacks March 2025.pdf

From: Hussey, Colleen P. <CHussey@GOULSTONSTORRS.com>
Sent: Tuesday, March 4, 2025 11:58 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Cc: Michael Hussey (mikehussey@comcast.net) <mikehussey@comcast.net>
Subject: April 8 hearing re: variance for setback reduction: PRS 25-0426

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

Please see the attached.

Please let me know if you have any comments or questions.

Colleen Hussey
Cell 617 750 7365

COLLEEN AND MICHAEL HUSSEY
230 BREAKERS LANE
APOLLO BEACH, FL 33572-3358
cph137@msn.com

March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

RE: **Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request**

Dear Planning & Zoning Committee,

I am writing as a concerned homeowner in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

Reducing setbacks increases fire risk and limits emergency response access. Approval of this request will create unnecessary safety risks for current and future residents.

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life. Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Colleen Hussey' followed by a stylized flourish or initials.

Colleen and Michael Hussey
cell (617) 750-7365

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:00 PM
To: Rivas, Keshia; Vazquez, Bianca; Lampkin, Timothy
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/PRS 25-0426) Modification Request
Attachments: Letter in protest of zoning law changes.pdf

From: Millennia Lytle <millielytle@gmail.com>
Sent: Tuesday, March 4, 2025 9:48 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Dr Millennia Lytle
207 Oceania Ct
Apollo Beach, FL, 33572
millielytle@gmail.com

3/4/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Dr Millie Lytle

347-466-8529

On Behalf of Concerned Homeowners of Mira Bay

--

Dr Millie Lytle ND, MPH

drmillie.com

Dr Millennia Lytle
207 Oceania Ct
Apollo Beach, FL, 33572
milliellytle@gmail.com

3/4/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Dr Millie Lytle

347-466-8529

On Behalf of Concerned Homeowners of Mira Bay

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:03 PM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Opposition to setback reductions in Mira Bay (PD-98-1513/PRS 25-0426) Modification Request

From: muggk11@verizon.net <muggk11@verizon.net>
Sent: Tuesday, March 4, 2025 10:51 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to setback reductions in Mira Bay (PD-98-1513) Modification Request

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

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Kenneth and Nancy Muggleton

5316 Golden Isles Dr.
Apollo Beach FL 33572

muggk11@verizon.net

3/4/2025

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 6:03 PM
To: Vazquez, Bianca; Lampkin, Timothy; Rivas, Keshia
Subject: FW: Application PRS 25-0426 public hearing April 08 2025. PD 98-1513

From: ei3 <ei3@verizon.net>
Sent: Tuesday, March 4, 2025 11:38 AM
To: ZoningHelp <ZoningHelp@hcfll.gov>
Cc: Hearings <Hearings@hcfll.gov>
Subject: Application PRS 25-0426 public hearing April 08 2025. PD 98-1513

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

Sent from my Verizon, Samsung Galaxy smartphone

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Thank You

Janet Shaffer

212 Latitude Place

Apollo Beach Florida 33572

727 251 6902

ei3@verizon.net

Vazquez, Bianca

From: Hearings
Sent: Tuesday, March 4, 2025 5:59 PM
To: Vazquez, Bianca; Rivas, Keshia; Lampkin, Timothy
Subject: FW: Opposition to Setback Reductions in Mira Bay (PD-98-1513/ PRS25-0426) Modification Request

From: Bobbie Shelton <bobbieshelton@ymail.com>
Sent: Tuesday, March 4, 2025 9:38 AM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

JAMES AND BOBBIE SHELTON
5310 GOLDEN ISLES DRIVE
APOLLO BEACH, FL 33572
bobbieshelton@ymail.com
MARCH 4, 2025
Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

James & Bobbie Shelton

813-453-7533

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: yankee4952@aol.com
Sent: Tuesday, March 4, 2025 5:23 PM
To: ZoningHelp
Subject: Zoning

Follow Up Flag: Follow up
Flag Status: Completed

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

Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

[Your Name] Janette & Cary Stirling
[Your Address] 223 Sela Cove Circle
[City, State, ZIP] Apollo Beach, FL 33572
[Email Address] yankee4952@aol.com
[Date] 3/4/2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

[Your Name] Janette & Cary Stirling
[Your Contact Information]

Norris, Marylou

From: Hearings
Sent: Thursday, March 6, 2025 9:14 AM
To: yankee4952@aol.com
Subject: RE: Zoning
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602



Visit
CrushCOVIDHC.org

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

From: yankee4952@aol.com <yankee4952@aol.com>

Sent: Tuesday, March 4, 2025 5:23 PM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Subject: Zoning

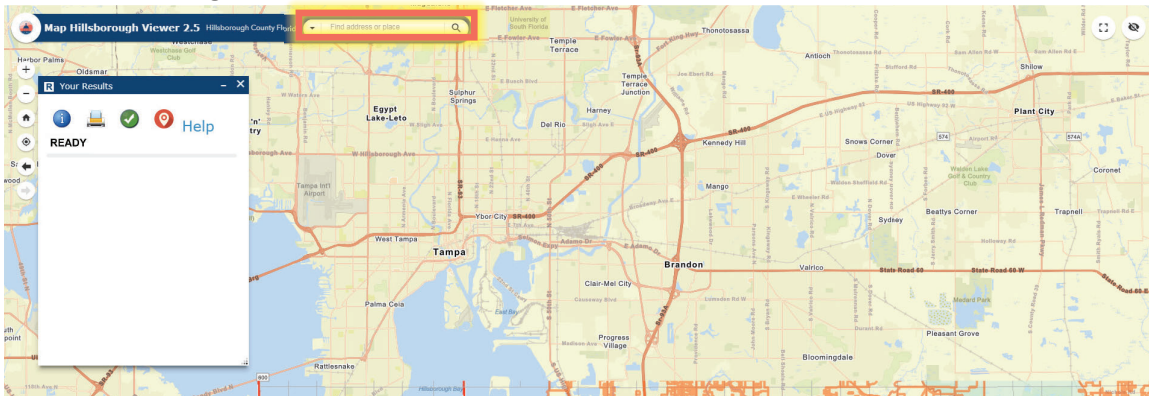
External email: Use caution when clicking on links, opening attachments or replying to this email.

PGM Store Tutorial

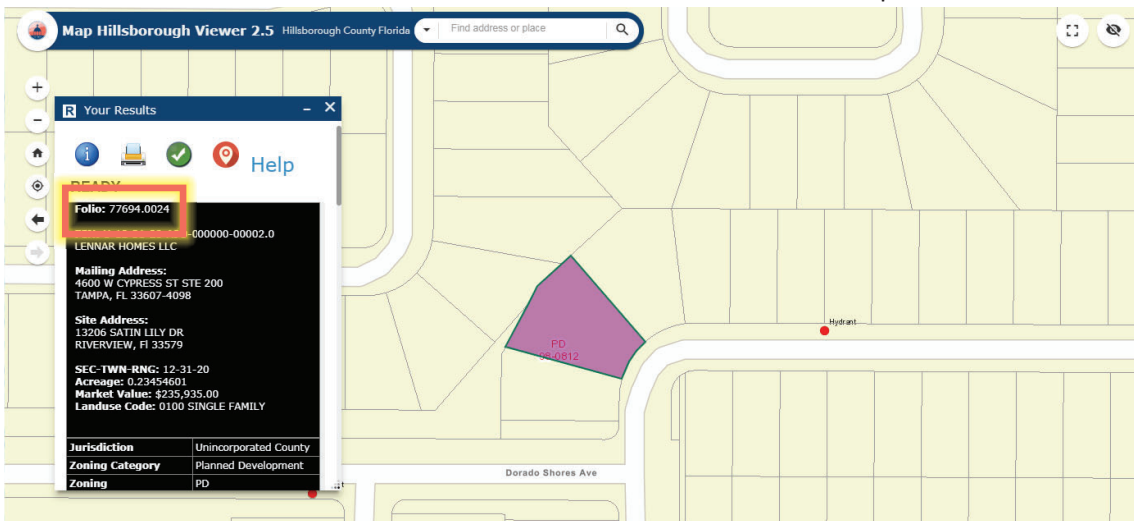
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

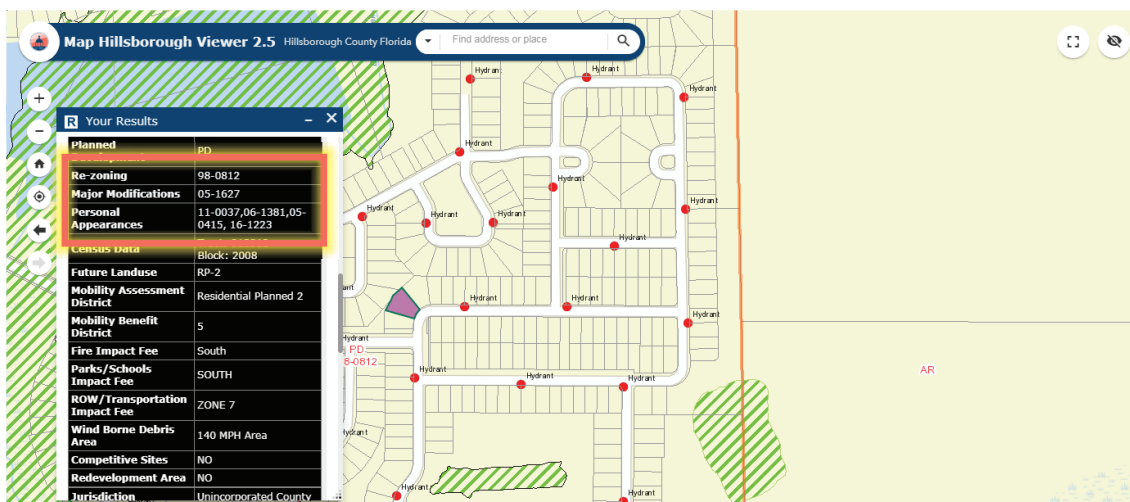
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



Please log in.

User Name:

Password:

Server:

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

File Workflow Help Refresh Server Catalog Logoff

Optix Server Catalog

Add Query

Database Screens

- Archive Data
- Document Repository
- LD - Wellhead Resource Permits
- SS - As-built Review View
- SS - Plan Submittal View
- Sign Permitting

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

Document Repository

Query Clear Max Hits: 20 X

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Hearings
Sent: Thursday, March 6, 2025 9:44 AM
To: Marilyn Buccicone
Subject: RE: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can register five (5) business days before the hearing and up to 30 minutes before the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. The Tracking, in this case, would be 25-0426.

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,
Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

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

From: Marilyn Buccicone <marilyncc59@yahoo.com>

Sent: Wednesday, March 5, 2025 10:44 AM

To: ZoningHelp <ZoningHelp@hcfll.gov>

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Marilyn Buccicone

206 Breakers Lane

Apollo Beach, FL 33572

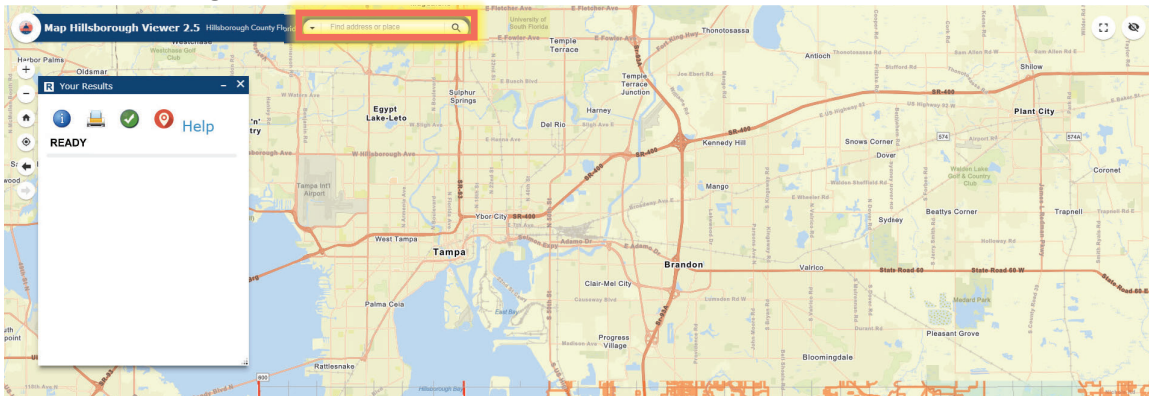
On Behalf of Concerned Homeowners of Mira Bay

PGM Store Tutorial

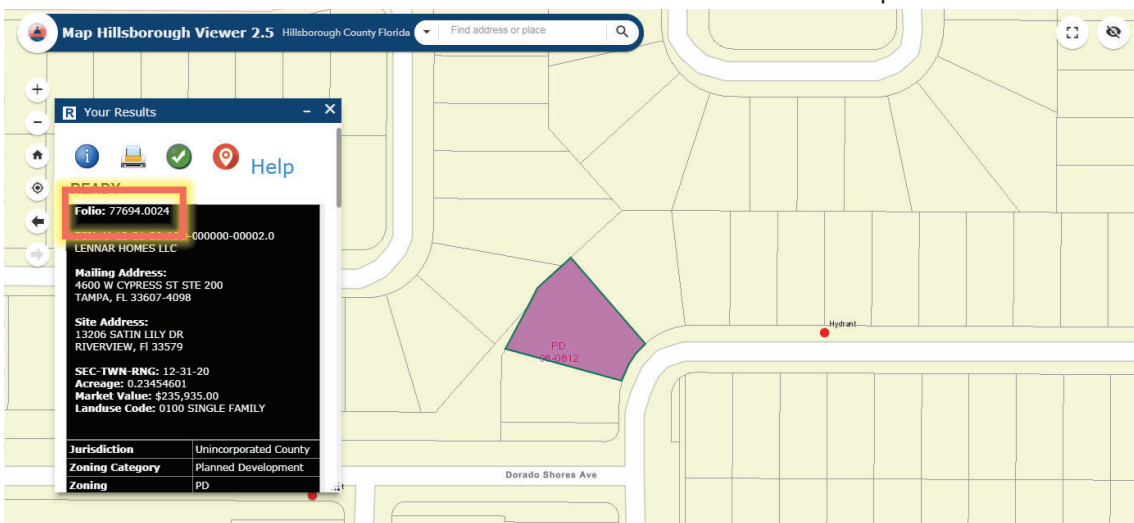
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

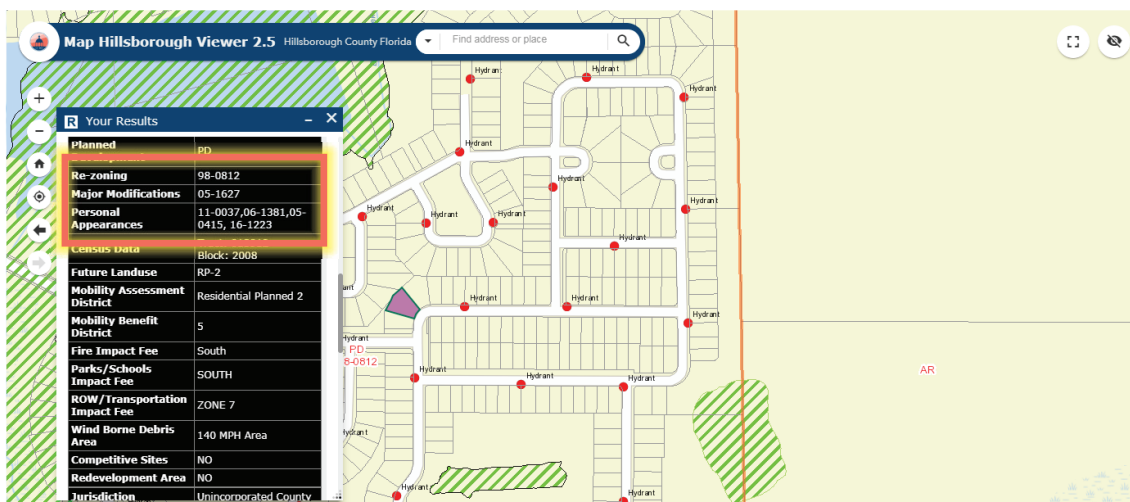
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



Please log in.

User Name:

Password:

Server:

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

File Workflow Help Refresh Server Catalog Logoff

Optix Server Catalog

Add Query

Database Screens

- Archive Data
- Document Repository
- LD - Wellhead Resource Permits
- SS - As-built Review View
- SS - Plan Submittal View
- Sign Permitting

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

Document Repository

Query Clear Max Hits: 20 X

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Hearings
Sent: Thursday, March 6, 2025 10:33 AM
To: Todd Febus
Subject: RE: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can register five (5) business days before the hearing and up to 30 minutes before the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. The Tracking, in this case, would be 25-0426.

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,
Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

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

From: Todd Febus <tfebus@gmail.com>

Sent: Wednesday, March 5, 2025 7:16 PM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Cc: Hearings <Hearings@hcfl.gov>

Subject: Re: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Thank you Clare!

Todd Febus

> On Mar 3, 2025, at 10:47 AM, ZoningHelp <ZoningHelp@hcfl.gov> wrote:

>

> Good Morning,

>

> I am forwarding your comments to the hearings inbox to be added to the record.

>

> Respectfully,

>

> Clare Odell

> Planner

> Development Services Department (DSD)

>

> P: (813) 276-8680 | VoIP: 39680

> M: (813) 272-5600

> E: odellcl@hcfl.gov

> W: HCFLGov.net

>

> Hillsborough County

> 601 E. Kennedy Blvd., Tampa, FL 33602

>

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

>

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

>

> -----Original Message-----

> From: Todd Febus <tfebus@gmail.com>

> Sent: Monday, March 3, 2025 10:45 AM

> To: ZoningHelp <ZoningHelp@hcfl.gov>

> Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513)

> Modification Request

>

>

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

>

>

> Todd Febus

> 5712 Tortoise Place

> Apollo Beach, FL 33572

> TFebus@gmail.com

> 3/3/2025

>

> Hillsborough County Zoning & Planning Department

> 601 E. Kennedy Blvd.

> Tampa, FL 33602

> Email: zoninghelp@hcfi.gov

>

> Dear Planning & Zoning Committee,

>

> I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

>

> However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

>

> 1. Increased Flooding Risks—A Major Concern

>

> The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

> • Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.

> • More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.

> • The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.

> • If approved, this zoning change could also raise flood insurance costs for existing homeowners.

>

> Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

>

> 2. Community Character & Property Value Decline • The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

> • Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

> • Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

>

> 3. Fire Safety & Emergency Access Risks • Reducing side setbacks to 5

> feet increases the risk of fire spreading between homes.

> • Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

> • Approval of this request will create unnecessary safety risks for current and future residents.

>

> 4. Traffic & Parking Congestion

> • With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.

> • Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.

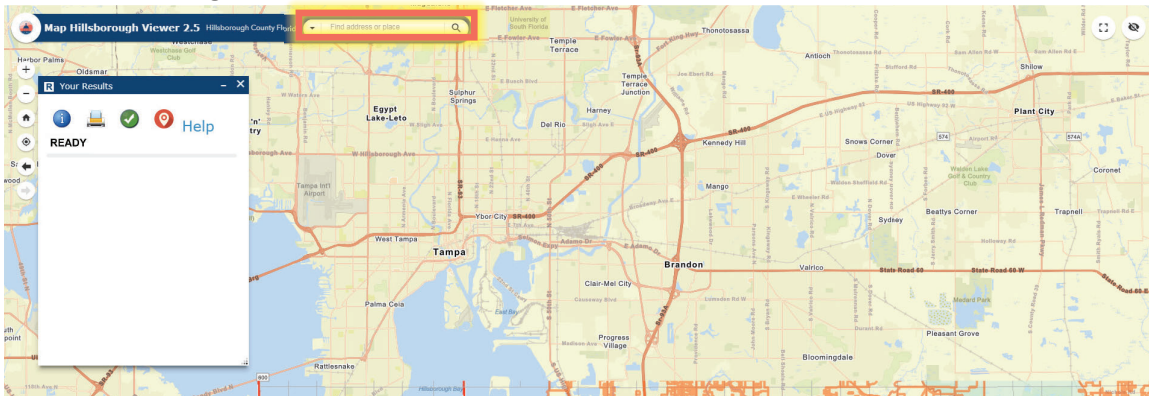
> • Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.
>
> 5. A Dangerous Precedent for Future Development • If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
> • Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.
>
> Our Position & Request
>
> We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.
>
> We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.
>
>  Public Hearing Details:
> • WHEN: Monday, April 8, 2025, at 8:00 AM • WHERE: Hillsborough
> County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL
>
> We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.
>
> Sincerely,
>
> Todd Febus
> 5712 Tortoise Place
> 608-698-8345
>
> On Behalf of Concerned Homeowners of Mira Bay
>

PGM Store Tutorial

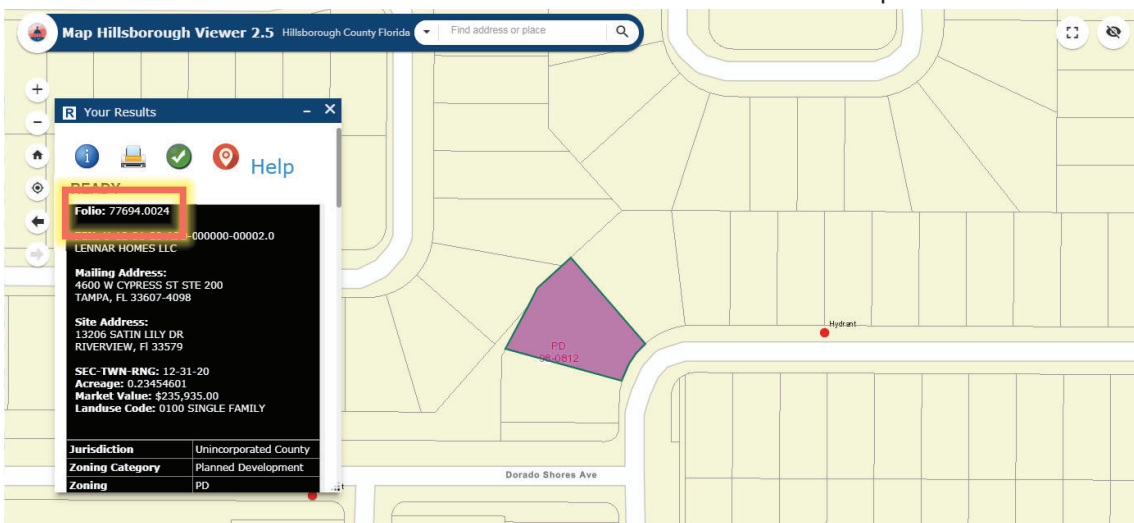
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

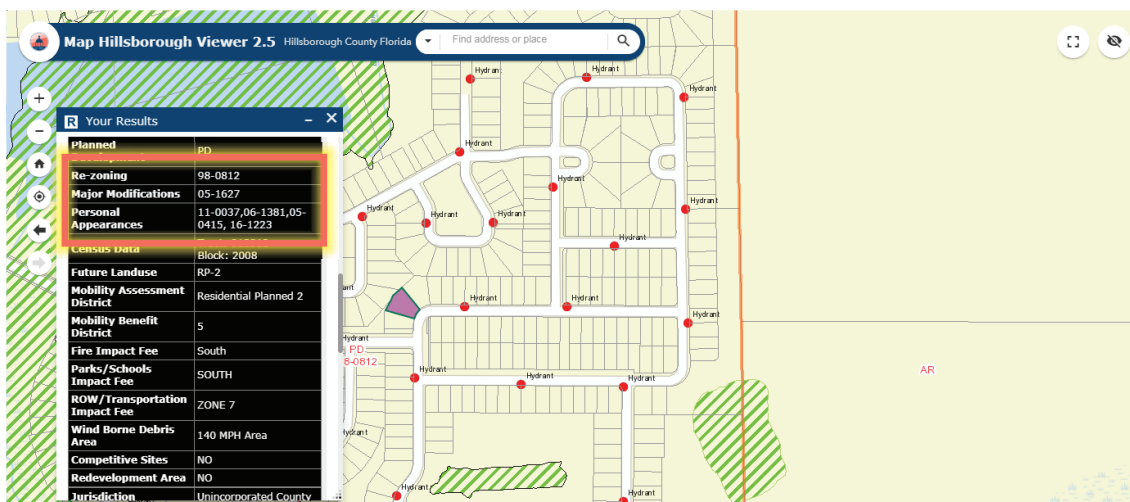
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



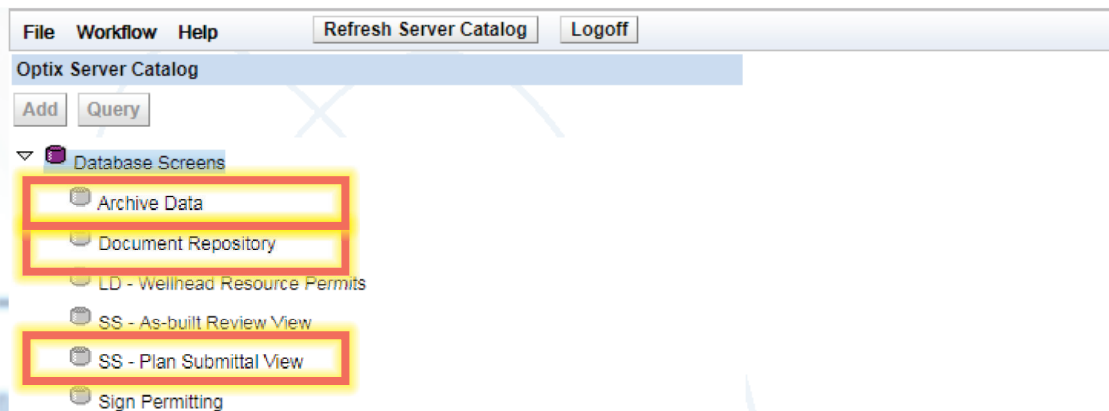
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: App/Permit/Tracking #:

Folio ID: Planner:

Permit Type:

Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Hearings
Sent: Thursday, March 6, 2025 9:57 AM
To: brad-nelson@comcast.net
Subject: RE: Opposition to Setback Reductions in Mira Bay/25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf; Nelson Opposition to Setback Reductions in Mira Bay.pdf

In response to your attached letter, thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Visit
CrushCOVIDHC.org

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

From: brad-nelson@comcast.net <brad-nelson@comcast.net>

Sent: Wednesday, March 5, 2025 3:04 PM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Subject: Opposition to Setback Reductions in Mira Bay

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

Dear Planning & Zoning Committee,

Please find attached a letter from my wife and I stating our formal opposition to setback reductions in Mira Bay (PD-98-1513) as we will not be able to attend the public hearing, currently scheduled for Monday, April 8, 2025, at 8:00 AM, in person.

Thank You,
Brad and Judy Nelson

Brad and Judy Nelson
5714 Tides Pl.
Apollo Beach, FL 33572
brad-nelson@comcast.net
3/5/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

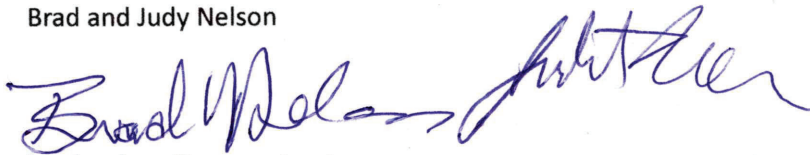
14 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Brad and Judy Nelson

A handwritten signature in blue ink, appearing to read "Brad Nelson", with a stylized flourish extending to the right.

brad-nelson@comcast.net

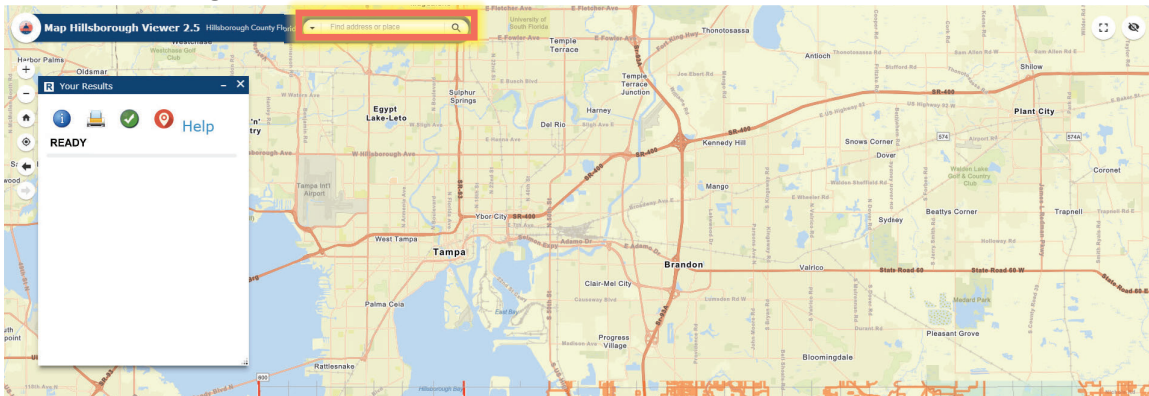
On Behalf of Concerned Homeowners of Mira Bay

PGM Store Tutorial

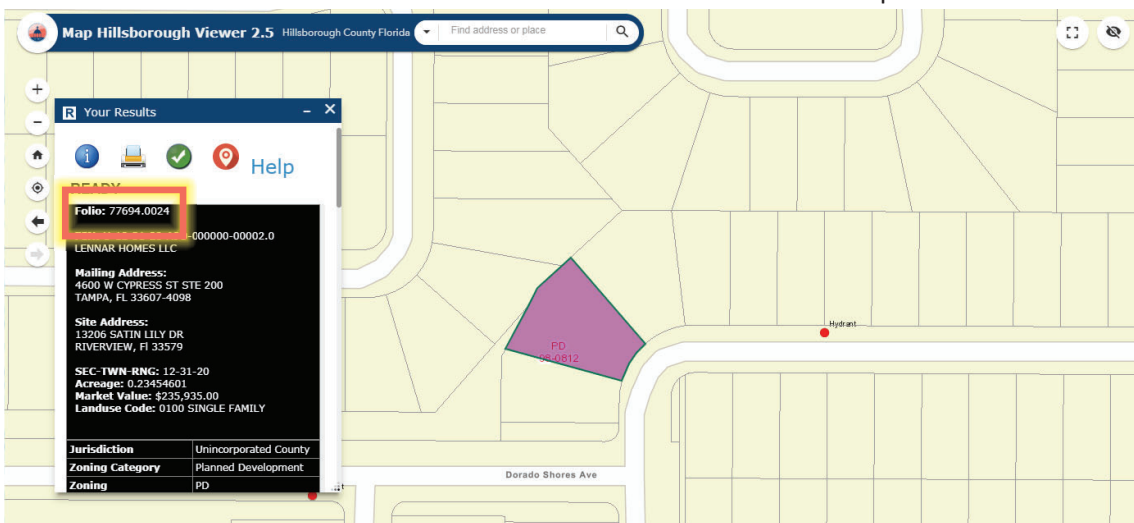
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

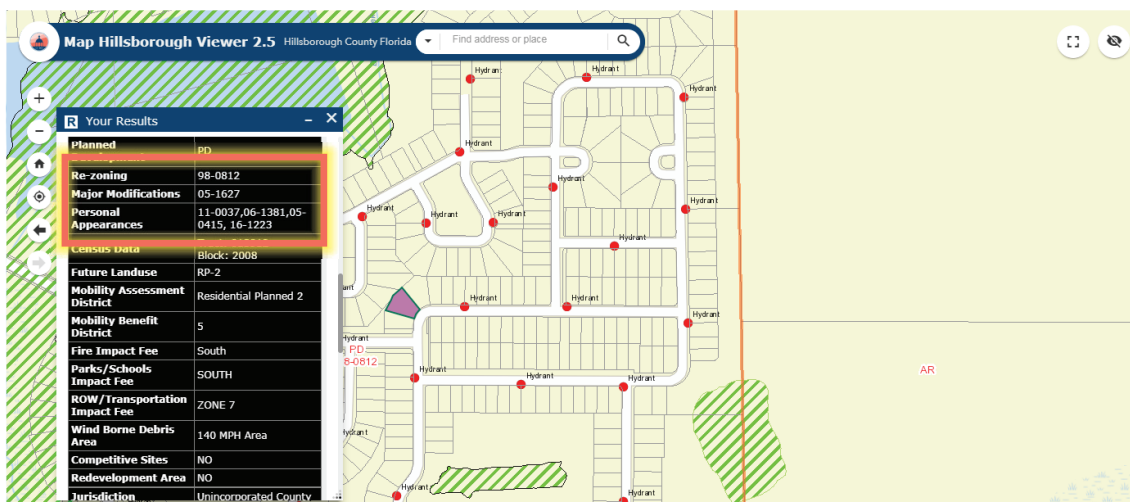
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



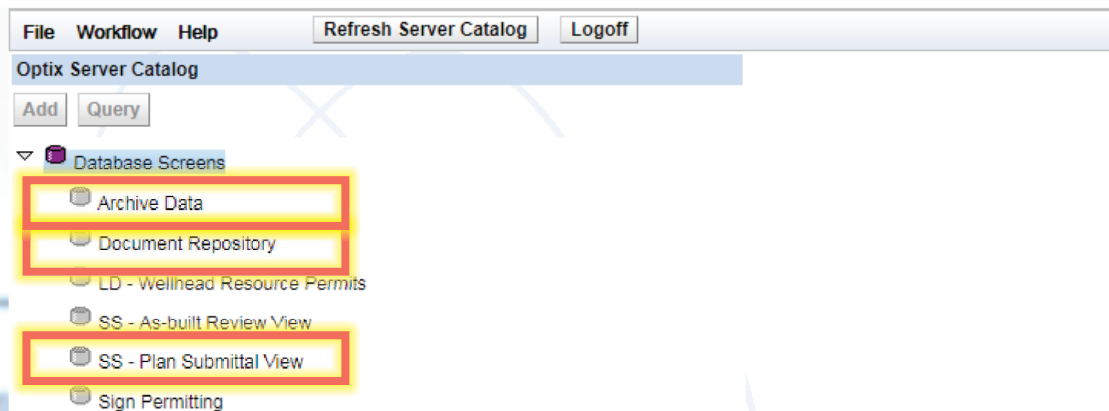
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Hearings
Sent: Friday, March 7, 2025 10:38 AM
To: Laura Rozycki
Subject: RE: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

In response to your attached letter, thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County



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

From: Laura Rozycki <lrozycki@att.net>
Sent: Wednesday, March 5, 2025 4:45 PM
To: ZoningHelp <ZoningHelp@hcfl.gov>
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Importance: High

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

March 5, 2025

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
 - More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
 - The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
 - If approved, this zoning change could also raise flood insurance costs for existing homeowners.
- Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
 - WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL
- We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Laura Rozycki

208 Latitude Place

Apollo Beach, FL 33572

586-438-3133

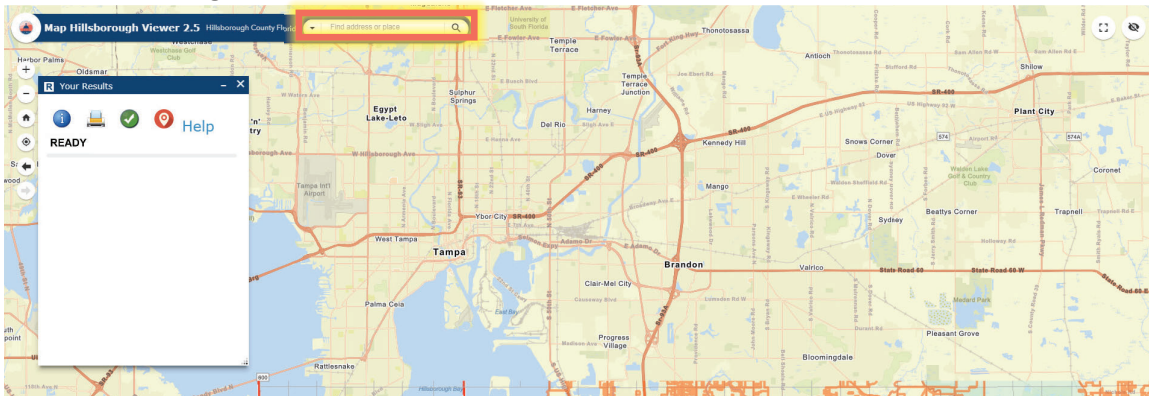
On Behalf of Concerned Homeowners of Mira Bay

PGM Store Tutorial

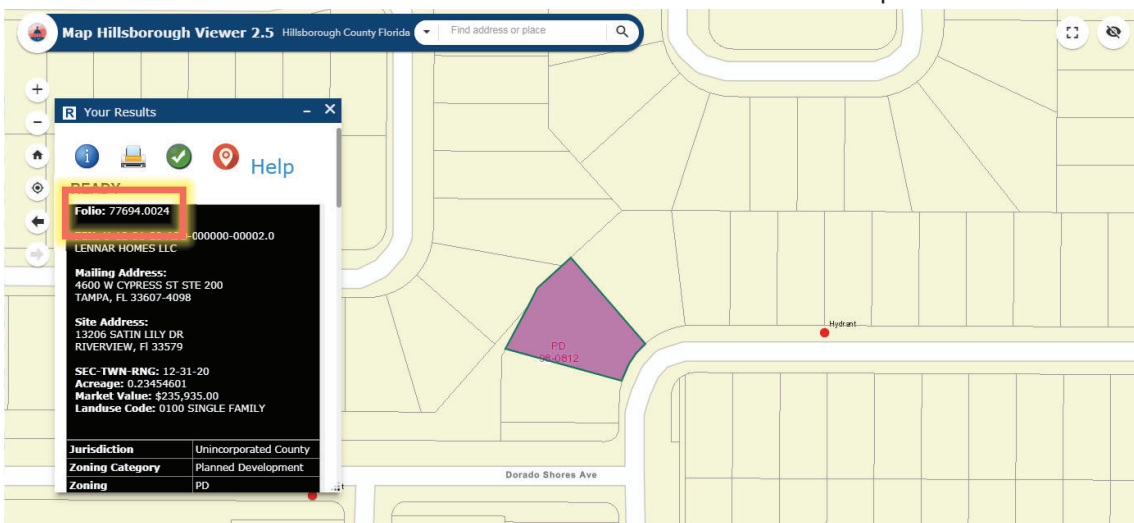
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

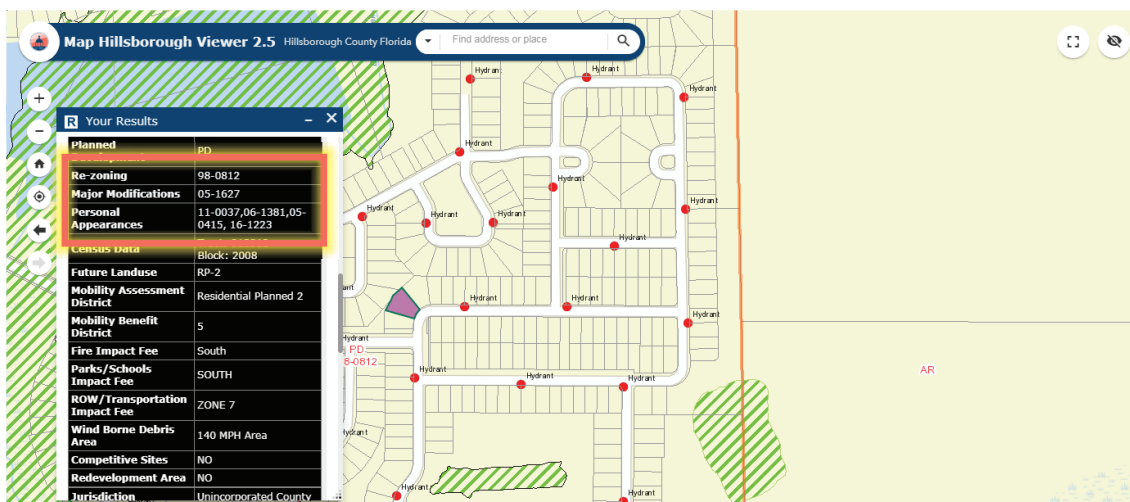
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



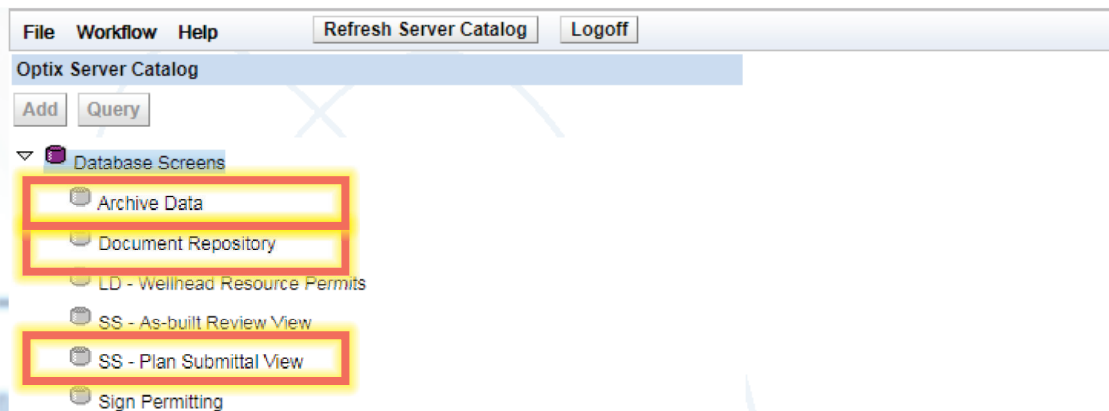
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Bettina Thomas <bettinathomas17@yahoo.com>
Sent: Tuesday, March 4, 2025 7:58 PM
To: ZoningHelp
Subject: MiraBay

Follow Up Flag: Follow up
Flag Status: Completed

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

Formal Letter Opposing Setback Reductions

Bettina Thomas
316 Ibisview Lane
Apollo Beach, FL
Bettinathomas17@yahoo.com
03/04/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and do not support the applicant's request to change 84 platted townhome lots into single-family detached homes.

We also strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures.

This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.

- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Bettina Thomas

727-331-2674

On Behalf of very Concerned Homeowners of Mira Bay

[Sent from Yahoo Mail for iPhone](#)

Norris, Marylou

From: Norris, Marylou
Sent: Thursday, March 6, 2025 9:22 AM
To: Bettina Thomas
Subject: RE: MiraBay/25-0426
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

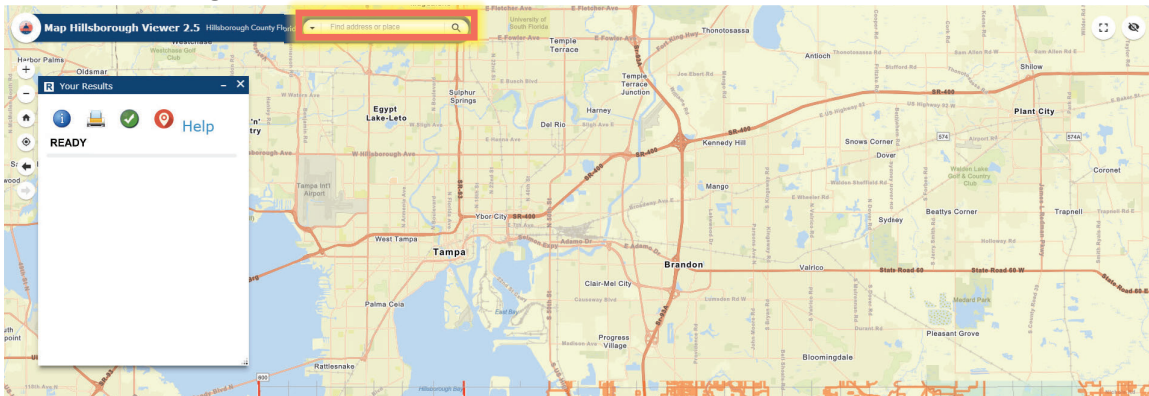
601 E. Kennedy Blvd., Tampa, FL 33602

PGM Store Tutorial

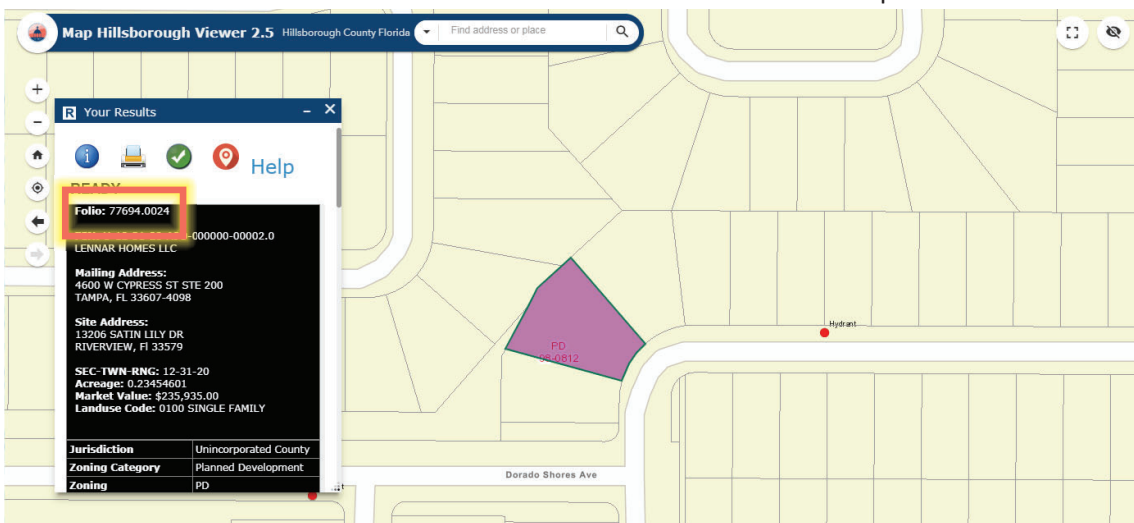
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

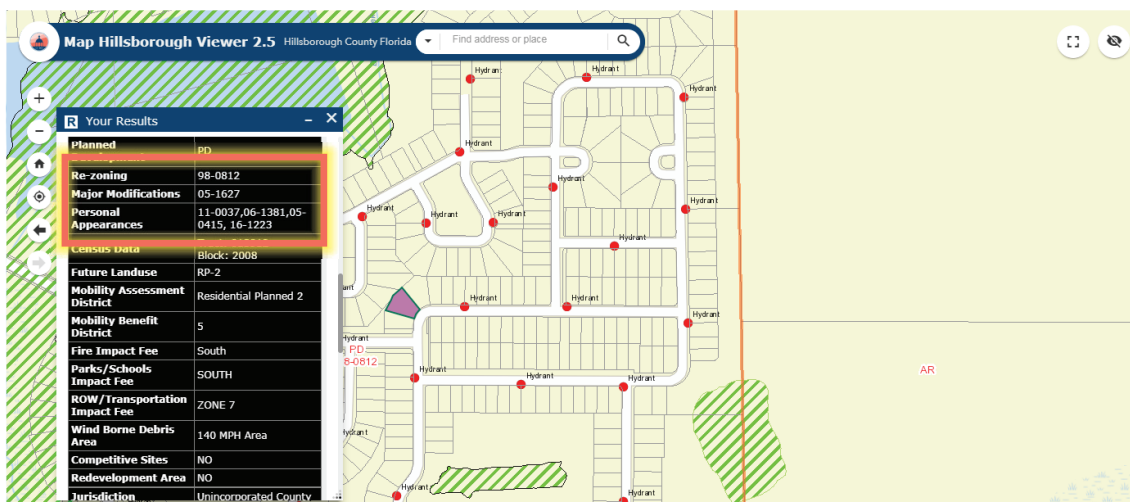
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



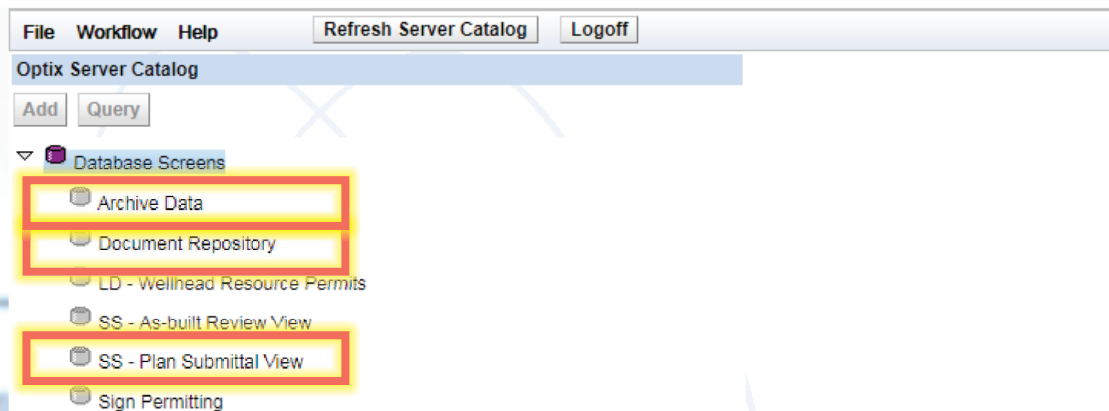
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

 **Search All Documentation**

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Hearings
Sent: Friday, March 7, 2025 10:52 AM
To: Randy Weese
Subject: RE: compass point concerns
Attachments: hillsbough concerns.pdf; PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

In response to your attached letter, thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Visit
CrushCOVIDHC.org

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

From: Randy Weese <captweese@gmail.com>

Sent: Thursday, March 6, 2025 9:40 AM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Subject: compass point concerns

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

my letter to disapprove the changes of zoning. randy weese

Compass Point Zone Change

1 message

Michael Giamalis <gman122797@gmail.com>
To: Michael Giamalis <gman122797@gmail.com>
Bcc: captweese@gmail.com

Tue, Mar 4, 2025 at 9:21 AM

To all Sea Crest Homeowners:

On a very important note, the Sea Crest Community is facing yet another threat to our home values. As has been the case in our recent past regarding the development of the Compass Point/Park Square/LyvWell property on our border, the newest developer of the property is requesting a zoning change to benefit their bottom line. This request for a zoning change consists of a setback (Building Construction) modification from Mira Bay's current 15'-25' setback to a 3'-5' setback from the street. Although we support the concept of stand alone homes vs. TownHomes, we do not support the setback changes.

This request will effectively put the homes to be constructed virtually on the street and allow an additional 12 - 20 additional homes to be squeezed into the same property. This would create a horribly overcrowded situation which can result in a myriad of problems outlined in the below letter to the Planning & Zoning Commission. I am not an alarmist, but this zoning change is not in the best interests of Sea Crest. ***I ask that every Home Owner in Sea Crest read and print this draft letter with your name and address and submit to the Zoning Commission. You can send it to the following address: Zoninghelp@hcfl.gov. Please do this immediately for maximum impact.***

Public Hearing Details: PLEASE ATTEND !!

WHEN: MONDAY APRIL 8, 2025, AT 9:00 PM

WHERE: HILLSBOROUGH COUNTY CENTER, SECOND FLOOR, [801 E. KENNEDY BLVD, TAMPA, FL](#)

Hopefully, with the backing of all of Mira Bay in this effort, we can stop this change.

Thanks,

As always, be safe.

Mike

Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay

[Your Name] *Randy + Beth Weese*
[Your Address] *5312 Golden Isles Dr.*
[City, State, ZIP] *apollo Beach FL 33572*
[Email Address] *captweese@gmail.com*
[Date] *3-6-25*

Hillsborough County Zoning & Planning Department

[601 E. Kennedy Blvd.](#)

[Tampa, FL 33602](#)

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted

townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, [801 E. Kennedy Blvd, Tampa, FL](#)

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

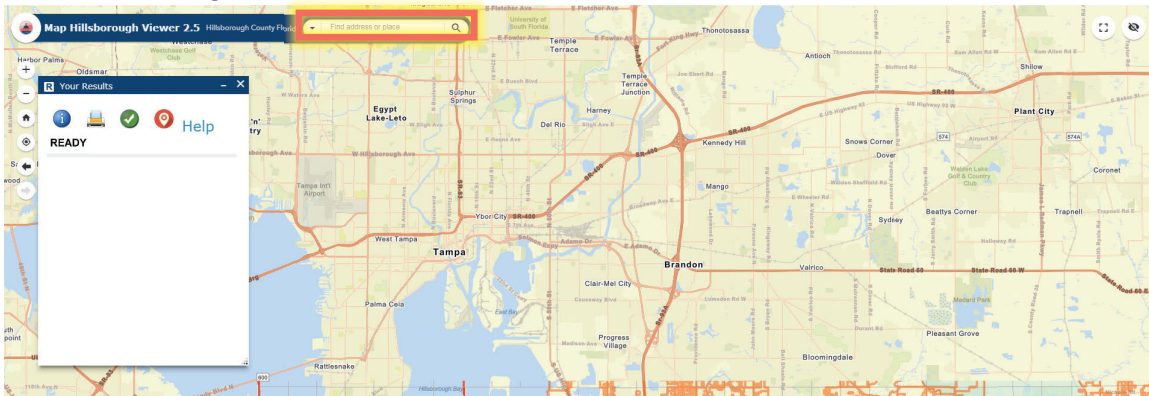
[Your Name] *Randy Weese*
[Your Contact Information] *captweese@gmail.com*
On Behalf of Concerned Homeowners of Mira Bay

PGM Store Tutorial

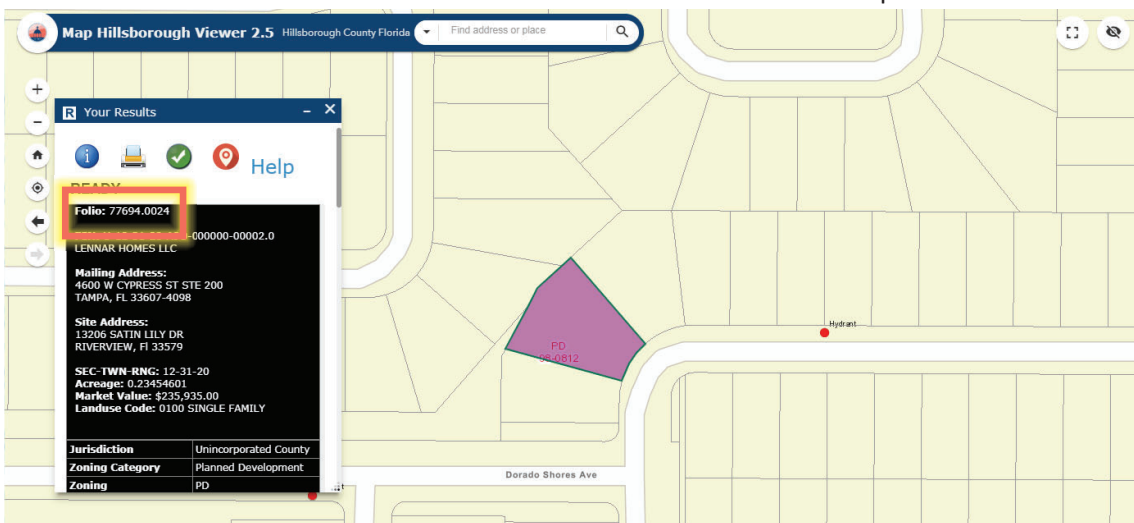
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

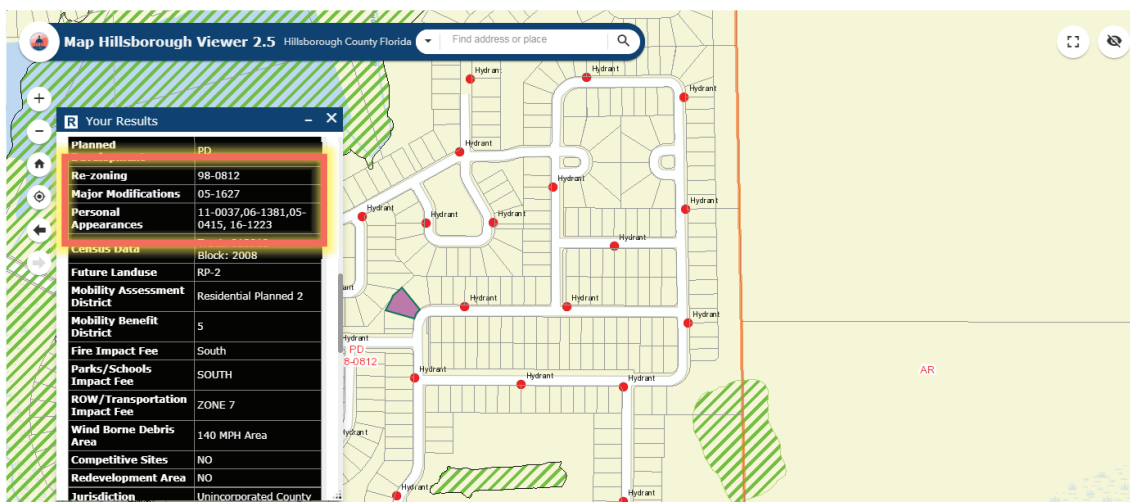
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



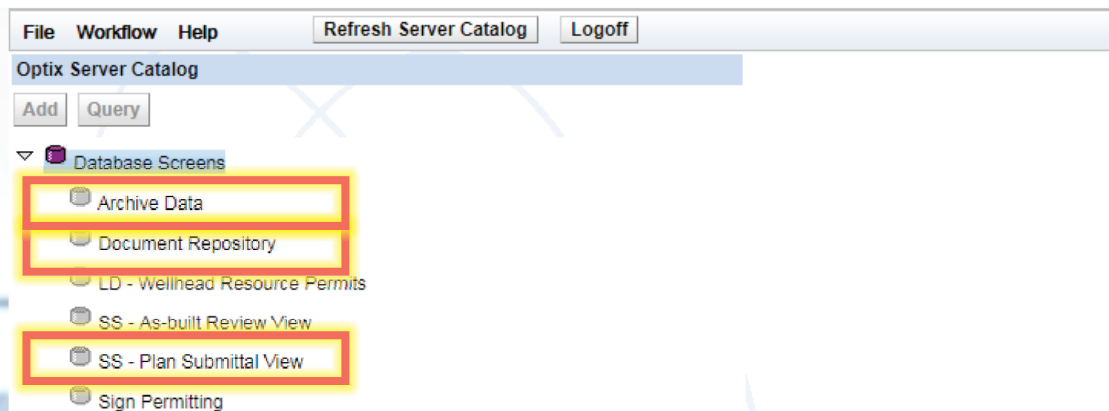
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Hearings
Sent: Friday, March 7, 2025 11:01 AM
To: Wanda Boutte
Subject: RE: Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf

Thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County



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

From: Wanda Boutte <wlboutte@gmail.com>

Sent: Thursday, March 6, 2025 2:26 PM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Subject: Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

March 6, 2025

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Wanda L. Boutte
207 Sela Cove Circle
Apollo Beach, FL 33572
wlboutte@gmail.com

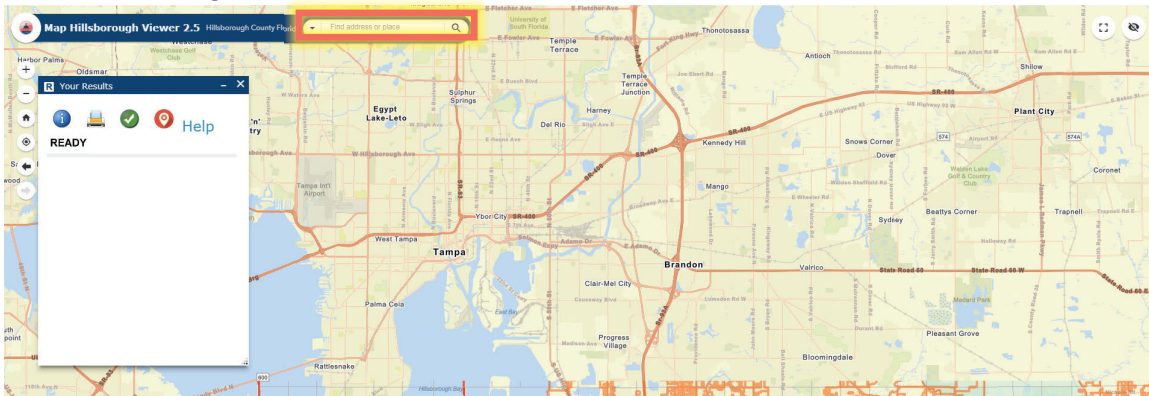
On Behalf of Concerned Homeowners of Mira Bay

PGM Store Tutorial

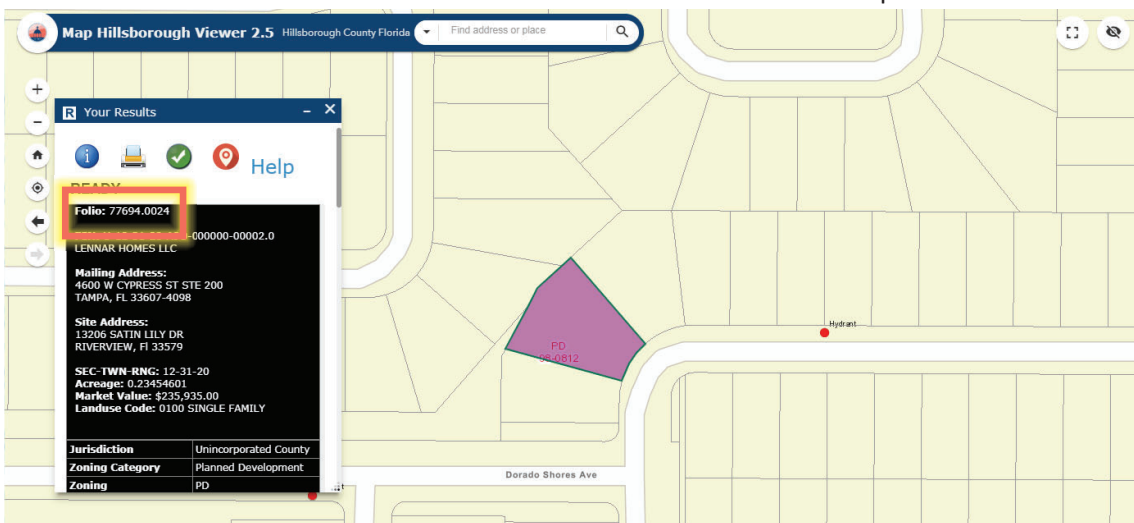
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

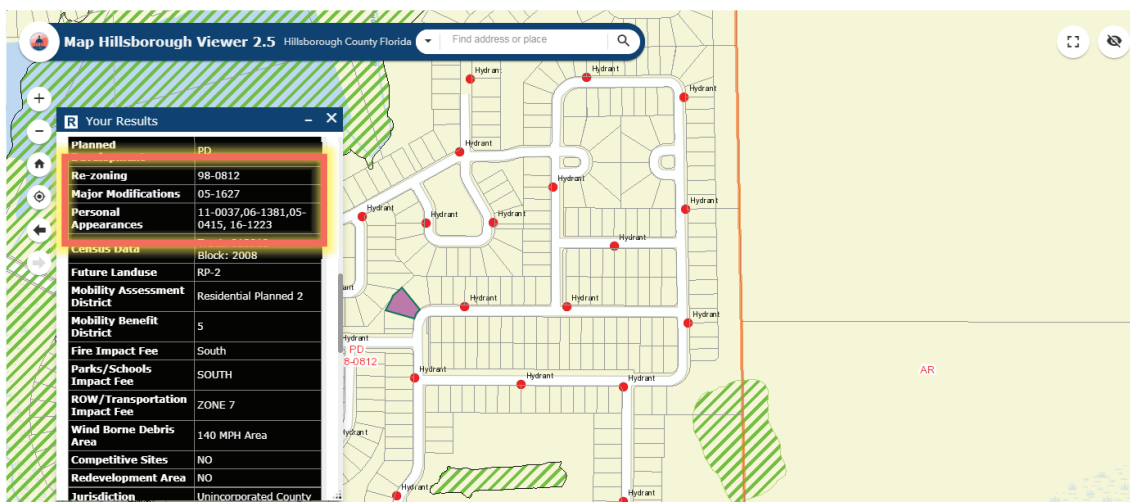
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



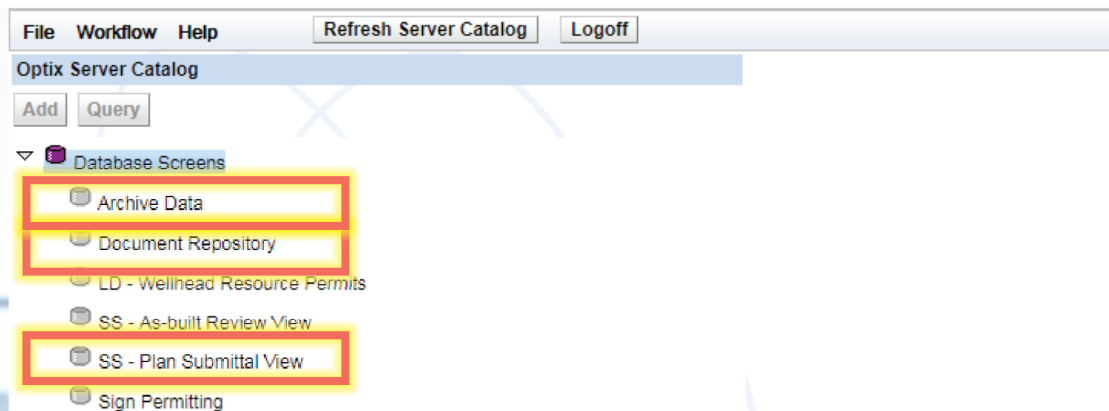
Scroll down in the results box to view additional information, including zoning information. Zoning applications related to the folio will be displayed by the type of application. *Please note: If you plan to search for Planned Development information in the PGM store, you may not find a result unless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



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



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



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

The image shows the 'Document Repository' search interface. At the top is a blue header with 'Document Repository' and a 'Query' button (highlighted with a red box) and a 'Clear' button. To the right is a 'Max Hits:' dropdown set to '20' and a close button. Below the header is a section titled 'Search All Documentation' with the Hillsborough County Florida logo. Underneath is a 'Document Information' section with several input fields: 'Tracking #' (highlighted with a red box), 'Folio ID:' (highlighted with a red box), 'App/Permit/Tracking #:', 'Planner:', 'Permit Type:' (a dropdown menu), 'Status:' (a dropdown menu), and 'S/T/R:' (three input fields). Below this is a section titled 'Applicant/Location Information'.

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address:
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

 **Search All Documentation**

Document Information

Tracking #:	17-0977	App/Permit/Tracking #:	17-0977
-------------	---------	------------------------	---------

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
 Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
 Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
 Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
 Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

 Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
 17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
 17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
 17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Peter Engle <pengle@rochester.rr.com>
Sent: Sunday, March 9, 2025 1:29 PM
To: ZoningHelp
Subject: PRS 25-0426

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

March 9, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Best Regards,

Peter Engle

5606 Golden Isles Dr.
Apollo Beach, FL 33572

585-615-5320

Norris, Marylou

From: Michelle Jardine <hello@thealchemistmedia.com>
Sent: Monday, March 10, 2025 8:22 PM
To: ZoningHelp
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Michelle Jardine
217 Sunset Crest Court
Apollo Beach, FL 33572
Hello@thealchemistmedia.com
March 10, 2025

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
 - WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL
- We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Michelle Jardine

786-203-7665

Hello@thealchemistmedia.com

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Patti <chocholate@aol.com>
Sent: Sunday, March 9, 2025 11:10 AM
To: ZoningHelp
Subject: Opposition to Mirabay setback reductions

Follow Up Flag: Follow up
Flag Status: Completed

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

March 9, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Patti Leathers
215 Sunset Crest CT
Apollo Beach, FL 33572
Chochole@aol.com
913/383-0066

From: [Anne Lockwood](#)
To: [ZoningHelp](#)
Subject: PD-98-1513
Date: Monday, March 10, 2025 12:59:40 PM
Attachments: [.png](#)

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

Anne Lockwood
225 Sunset Crest Court
Apollo Beach, FL
33572
annemlockwood@gmail.com

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfll.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Anne M Lockwood
225 Sunset Crest Court
Apollo Beach, FL 33572
annemlockwood@gmail.com

Sent from my iPhone

Norris, Marylou

From: Hearings
Sent: Friday, March 7, 2025 10:45 AM
To: GERALDINE MARCHITTO
Subject: RE: Opposition to Setback Reductions PD-98-1513
Attachments: PGM Store Tutorial.pdf; Participation in the BOCC Land Use Meeting (PRS).pdf; Attached Letter.pdf

In response to your attached letter, thank you for contacting Hillsborough County. We will enter your comments included in your email into the PRS 25-0426 application's record. Please note that audio or video files will not be included in the record via email. These items must be placed on a USB drive and brought to the hearing and delivered to the Clerk.

Please note that this application is being heard at the 04/08/25 Board of County Commissioners (BOCC) Land Use Meeting at the Board of County Commissioners Boardroom, 2nd Floor of the County Center located at 601 E Kennedy Blvd, Tampa, FL 33602 starting at 9:00 a.m.

Please be advised, that if you have any further comments or materials to be entered into the records, these must be received by email (Hearings@hcfl.gov) by the cutoff date (day before the hearing at 3 PM), or if after the cutoff date, must be in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing either in person or by virtual participation, you can **register five (5) business days before the hearing and up to 30 minutes before** the hearing at the following link <http://hcflgov.net/SpeakUp>. However, if you just want to watch the hearing without participating, you do not need to register, and can watch the hearing at the following link:

https://www.youtube.com/results?search_query=Hillsborough+county+meetings

PGM Store Instructions:

For your convenience, please be aware that all application records may be viewed on our website through the PGM Store. We have attached the instructions to access the PGM Store. **The Tracking, in this case, would be 25-0426.**

If you need further information regarding this application, please contact Tim Lampkin at LampkinT@hcfl.gov, who is the planner for this application. If you have other questions such as how to participate in the rezoning process, please let me know.

Best regards,

Marylou Norris

Administrative Specialist

Community Development Section

Development Services Department

P: (813) 276-8398

E: NorrisM@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Visit
CrushCOVIDHC.org

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

From: GERALDINE MARCHITTO <gerimarchitto@msn.com>

Sent: Thursday, March 6, 2025 8:39 AM

To: ZoningHelp <ZoningHelp@hcfl.gov>

Subject: Opposition to Setback Reductions PD-98-1513

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

Attached find my letter regarding our opposition to the proposed reduction in setbacks to as little as five feet for front and rear yard and three feet for pools, patios and enclosures. This is detrimental to our neighborhood.

Geraldine Marchitto

Concerned Homeowner of Mirabay

gerimarchitto@msn.com

Geraldine Marchitto
227 Breakers Lane
Apollo Beach, Florida 33572
gerimarchitto@msn.com
March 6, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

March 6, 2025

Page Two

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

14 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Geraldine Marchitto

Geraldine Marchitto

gerimarchitto@msn.com

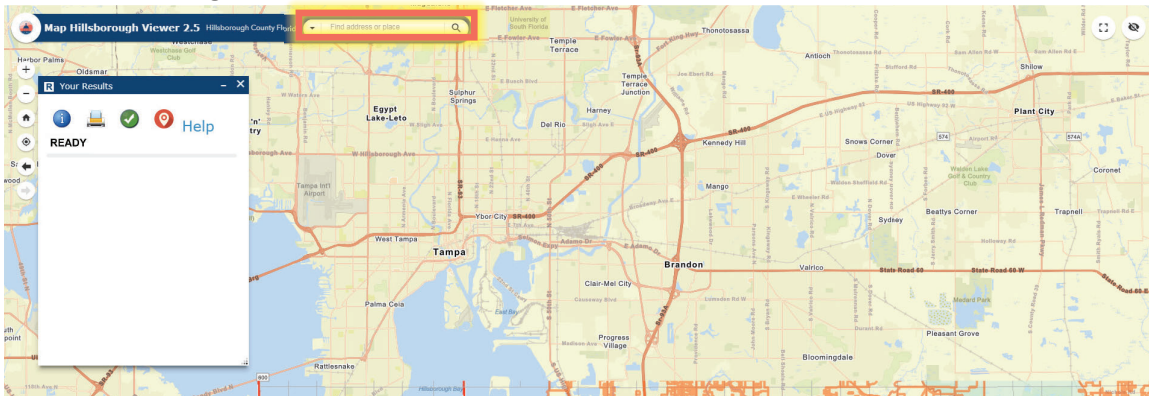
On Behalf of Concerned Homeowners of Mira Bay

PGM Store Tutorial

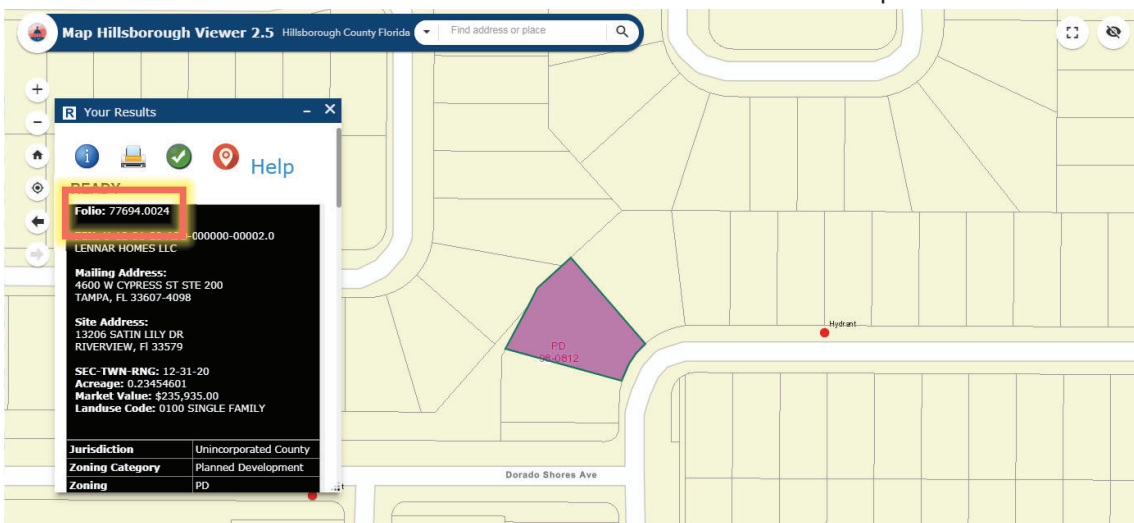
1. Turn off your Pop-Up Blocker (if enabled).
2. You can search the PGM Store by Folio Number, or Application Number. If you have an application number or Folio number you are inquiring about, please proceed to step 3.

If you need a Folio number or Application number:

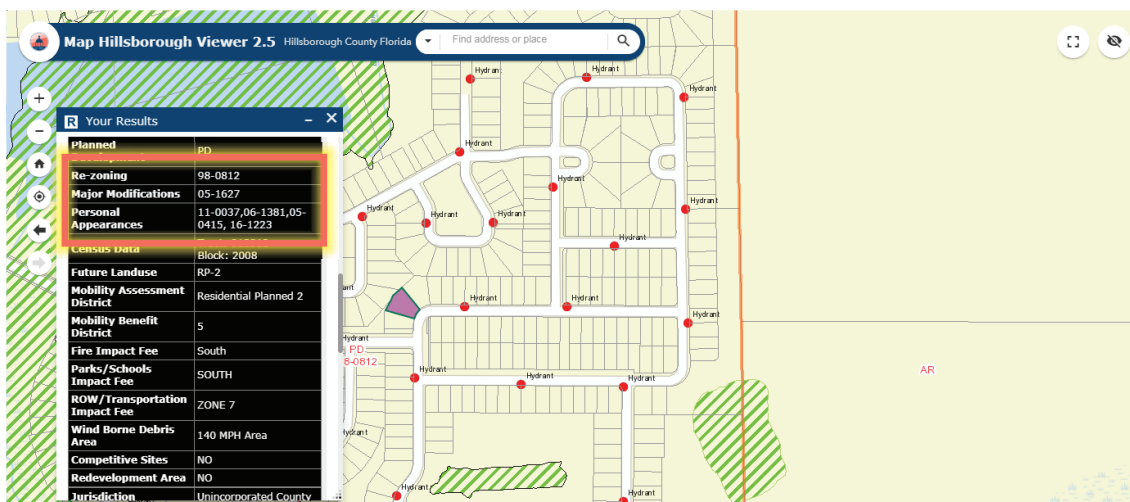
Find the Folio number for the property by going to <https://maps.hillsboroughcounty.org> and entering the address.



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



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



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



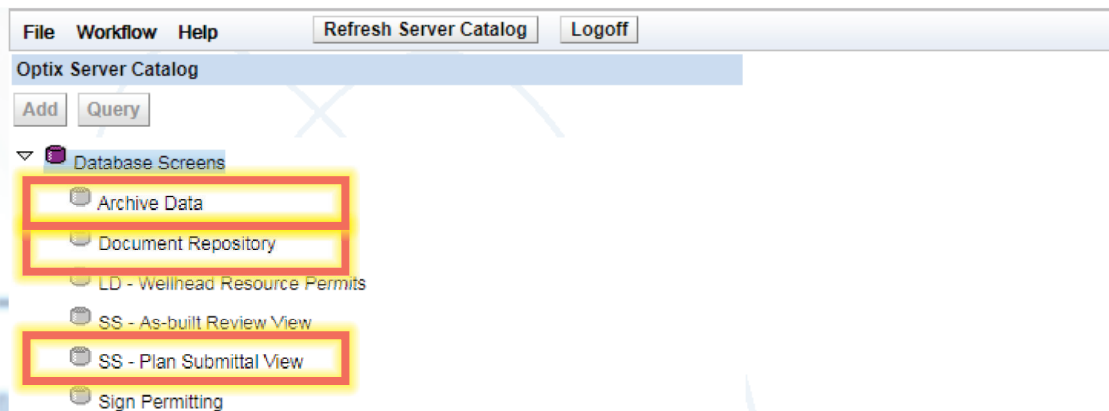
Please log in.

User Name:

Password:

Server:

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



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

Document Repository

Max Hits: 20

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #:
Folio ID:
App/Permit/Tracking #:
Planner:
Permit Type:
Status: S/T/R:

Applicant/Location Information

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

File Workflow Help Show Server Catalog Logoff

Hit List for: Document Repository

Open Copy Delete Revisions Export Proc Info

Application Number	Associated Folio ID	Permit Type	Current Status	Permit Number	Section	Township	Range	First Name	Middle Name	Last Name	SL Address #	SL Prefix	SL Street Address
17-0977	77192.5492	ZONING HEARING PROCESS		17-0977	30	30	20						SE QUADRANT OF GIBSONTON RD & NEW

17-0977

Document Repository

Re-Query Update Revert Proc Info

Document Repository

Hillsborough County Florida

Search All Documentation

Document Information

Tracking #: 17-0977 App/Permit/Tracking #: 17-0977

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

File Workflow Help Show Server Catalog Logoff

17-0977

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
Correspondance	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Potentially Exempt Records	None		0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Site Plans and Maps	None	Jun 16, 2017 2:13:14 PM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder
Application	None	Jun 22, 2017 10:48:17 AM	0 Bytes	Cindy-Jean Le Blanc	Optix Folder

Application

Open Revisions Delete Copy

Name	Label	Date Modified	Size	Owner	Kind
17-0977 Application	None	Jun 9, 2017 4:44:27 PM	8351.8KB	Cindy-Jean Le Blanc	PDF file
17-0977 Deeds	None	Jun 9, 2017 4:44:31 PM	4989.5KB	Cindy-Jean Le Blanc	PDF file
17-0977 FT Auth	None	Jun 9, 2017 4:44:35 PM	46.5KB	Cindy-Jean Le Blanc	PDF file

BOCC Land Use Meeting (PRS cases) Virtually, In Person, and Submitting Documentary Evidence

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

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

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

You can register to participate virtually in this public hearing by completing the online Public Comment Signup Form found at: www.hcflgov.net/SpeakUp. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the registration form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

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

The public hearing can be viewed and heard live, without participating, in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "LiveMeeting" button

The meetings will be captioned on screen for the hearing impaired. If you have any questions or need additional information for providing public input you may call (813) 307-3115.

The public hearing can also be viewed after its conclusion via the following methods:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "OnDemand"

Norris, Marylou

From: Grace Schweiger <ggschweiger48@gmail.com>
Sent: Saturday, March 8, 2025 7:33 PM
To: ZoningHelp
Cc: Jim
Subject: Opposition to Setback Reductions in Mirabay(PD-98-1513) Modification Request

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

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant street flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.

- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
 - Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.
5. A Dangerous Precedent for Future Development
- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
 - Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Sincerely,

James B Schweiger

Graciela G Schweiger

207 Summerside Ct

Apollo Beach, FL 33572

March 6, 2025

Joseph Minisce
208 Summerside Court
Apollo Beach, FL 33572

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.

- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

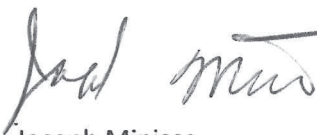
We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



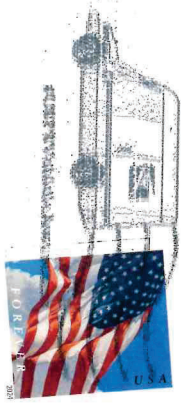
Joseph Minisce

585-455-2067

On Behalf of Concerned Homeowners of Mira Bay

208 Summerside Ct.
Hollywood Beach, FL 33592

TAMPA FL 335
SAINT PETERSBURG FL
7 MAR 2025 PM 5 L



Hillsborough County zoning & Planning Dept.
601 E. Kennedy Blvd.
Tampa, FL 33602

33602-493223



Hillsborough County
for
iss
1. I
The
mak
• Sm
abilit
• Mor
• The
damag
• If app
Hillsbor
2. Comm
• The exis
• Allowing
planned co
• Crowded

3. Fire Safety & Emergency Access Risks
• Reducing side setbacks to 5 feet increases the risk of fire spreading between ho

March 6, 2025

Patricia Minisce
208 Summerside Court
Apollo Beach, FL 33572

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.

- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

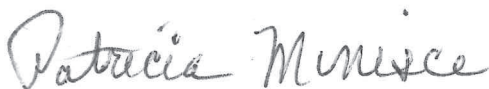
We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Patricia Minisce

585-455-2070

On Behalf of Concerned Homeowners of Mira Bay

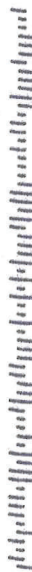
208 Summerside Ct
Apollo Beach, FL 33572

TAMPA, FL 335
SAINT PETERSBURG, FL
7 MAR 2025 PM 5 L



Hillsborough County Zoning & Planning Dept.
601 E. Kennedy Blvd.
Tampa, FL 33602

33602-493223



C
W
ex
W
set
Pu
• W
• W
We a
when
Sincer

Patricia
585-455
On Beha

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreadir

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfll.gov

Application # PRS 25-0426
Zoning modified = PD 98-1513

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

14 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Janet Shaffer
212 Latitude Place
Apollo Beach Florida 33572
email - ~~ei3@fr~~ ei3 @ Verizon.net
Date March 03, 2025



Janet D. Shaffer
212 Latitude Pl
Apollo Beach, FL 33572-3392

TAMPA FL 335
SAINT PETERSBURG FL
3 MAR 2025 PM 7 L



~~Hillsborough County Board of County Commissioners~~
~~Po Box 1110~~
~~Tampa Florida 33601~~

DEVELOPMENT SERVICES
(ZONING DEPT.)

33601-111010



5.
fu
.

Our Position & Request

We support the transition from townhomes to single-family detached existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and with setbacks that align with the rest of the community.

Valerie Short
5504 Golden Isles Drive
Apollo Beach, FL 33572
valerie@sandpounder.com

March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

We support the transition from townhomes to single-family detached homes, but we believe strongly it is a benefit to the entire county and particularly the well-established Mira Bay community that the county uphold existing setback requirements of at least 15-25 feet.

In this connection, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood, the Mira Bay community, and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

As stated above we support the transition from townhomes to single-family detached homes, but with the existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Valerie Short
valerie@sandpounder.com

On Behalf of Concerned Homeowners of Mira Bay

where don't
554 golden idr dr
april beach fl 33472

TAMPA FL 335
SAINT PETERSBURG FL
5 MAR 2025 PM 5 L



Hillsborough County Zoning &
Planning Department
601 E. Kennedy Blvd
Tampa FL 33602

33602-493223



...a bay area experienced significant flooding last year due to two zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more built up area) reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure is not designed for this level of density.
- The proposed changes increase the likelihood of standing water, clogged drains, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs. Hillsborough County should not approve a modification that makes an already vulnerable area even more vulnerable.

William Short
5504 Golden Isles Drive
Apollo Beach, FL 33572
short@am-pres.com

March 4, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

X Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

We support the transition from townhomes to single-family detached homes, but we believe strongly it is a benefit to the entire county and particularly the well-established Mira Bay community that the county uphold existing setback requirements of at least 15-25 feet.

In this connection, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood, the Mira Bay community, and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15–25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down *resale values*.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

As stated above we support the transition from townhomes to single-family detached homes, but with the existing setback requirements of at least 15–25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



William Short

short@am-pres.com

On Behalf of Concerned Homeowners of Mira Bay

William Short
5504 Golden Isles Dr.
Apollo Beach, FL 33572

TAMPA FL 335
SAINT PETERSBURG FL
5 MAR 2025 PM 5 L



HILLSBOROUGH COUNTY ZONING AND
PLANNING DEPARTMENT

601 EAST KENNEDY BOULEVARD

TAMPA FL 33602

33602-499223



Corey & Kerri Simons
207 Sunset Crest Ct
Apollo Beach, FL 33572
c_m_simons@yahoo.com

March 5, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

We are writing regarding proposed modifications to PD-98-513. While we support the applicant's request to change 84 platted townhome lots into single-family detached homes to align with the residential character of our community, **we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios and enclosures.**

With virtually no land left for storm water absorption, we have significant concerns about the exacerbation of existing flooding issues as well as other concerns including increased fire hazards, infrastructure strain and negative impact on property values. We think the proposed community should be adding a retention pond given how much they've elevated the ground already, not requesting less opportunity for water runoff.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes which could substantially raise already costly flood insurance for existing residents.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

3. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians, children and emergency response personnel.

4. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

5. Community Character & Property Value Decline

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values. This affects everyone in the county, not just local residents.

Our Position & Request:

We support the transition from townhomes to single-family detached homes, but we implore the county to uphold existing setback requirements of at least 15-25 feet.

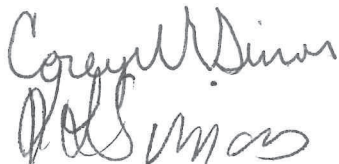
We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Corey & Kerri Simons

617-947-0754

Simons
207 Sunset Crest Ct
Apollo Beach, FL 33572

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd
Tampa, FL 33602

33602-493223



TAMPA, FL 335
SAINT PETERSBURG, FL
5 MAR 2025 PM 5 L



- Reducing side setbacks to 5 feet increase
- Limited rear setbacks (as little as 3 feet) c
slowing response times during a fire or mec

Norris, Marylou

From: jeffery Dektas Jeff <jefferydektas@yahoo.com>
Sent: Wednesday, March 12, 2025 2:32 PM
To: ZoningHelp
Subject: PD-98-1513
Attachments: Letter to Planning and Zoning .docx; 20241102_141135.jpg; 20241102_145022.jpg; 20241102_144116.mp4

Follow Up Flag: Follow up
Flag Status: Completed

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

Thank you so much!

Jeff Dektas
239-218-4902

Jeffery and Judith Dektas
204 Latitude Place
Apollo Beach, FL 33572
jefferydektas@yahoo.com
March 12, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern (See attached photos)

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

 14

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Jeffery M Dektas

Jeffery M. Dektas
239-218-4902

On Behalf of Concerned Homeowners of Mira Bay





Norris, Marylou

From: jimmac.mccarthy@gmail.com
Sent: Monday, March 24, 2025 11:01 AM
To: ZoningHelp
Cc: jimmac.mccarthy@gmail.com
Subject: Objection to Setback Reductions in Mira Bay (PD-98-1513)
Attachments: Hillsborough County_Zoning Change Rejection_MiraBay_Compass Point.pdf

Importance: High

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

Dear Sir:

Attached please find my resident / homeowner objection to a proposed zoning change within our MiraBay Community. The zoning change request is in contrast to the Hillsborough County MiraBay Master plan that has existed for 20+ years, and has been followed by every other builder.

The reasons to deny this zoning change, and maintain the integrity of the existing zoning, are numerous and obvious.

The reason the developer is requesting the zoning change has nothing to do with improving any aspects of the community. The requested zoning change only detracts from the Master design and integrity of the community. It is all about money and developer greed! Nothing else.

Please deny this zoning change request and maintain integrity of the existing zoning and community Master Plan.

In addition, please forward as appropriate the attached resident letter of objection.
Thank you for your service and considerations.

Sincerely
Jim McCarthy
129 Aberdeen Pond Dr.
Apollo Beach, FL 33572

Mobile: 812-454-0123
Email: jimmac.mccarthy@gmail.com

23 March 2025

James A. McCarthy
129 Aberdeen Pond Dr.
Apollo Beach, FL 33572
Email: jimmac.mccarthy@gmail.com

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfll.gov

**Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513)
Modification Request**

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. **This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.**

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- NOTE: On Street Parking is NOT currently allowed at night, under existing Declarations!!
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Unfortunately, this seems to be the County's "modus operandi" in recent years, giving the developers what they want while ignoring existing homeowners or Master Plans.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county **uphold existing setback requirements of at least 15-25 feet.**

The existing requirements have been part of the MiraBay Master Plan for 20+ years, and all other developers followed this criteria. There is no reason to change or compromise now.

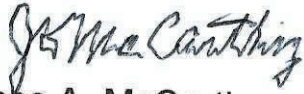
We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes **with setbacks that align with the rest of the community and existing zoning criteria.**

¹⁴ Public Hearing Details:

- **WHEN:** Monday, April 8, 2025, at 8:00 AM
- **WHERE:** Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



James A. McCarthy

Mobile: 812-454-0123

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Grace Rothstein <grace.rothstein@yahoo.com>
Sent: Friday, March 14, 2025 5:22 PM
To: ZoningHelp
Subject: Opposition to Setback Reductions in Mira Bay (PD-Modification Request)

Follow Up Flag: Follow up
Flag Status: Completed

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

Grace and Steve Rothstein
5207 Golden Isles Drive
Apollo Beach, Florida 33572

March 14, 2025
Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

We are writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Grace and Steve Rothstein
 grace.rothstein@yahoo.com

On Behalf of Concerned Homeowners of Mira Bay

March 6, 2025

Eileen Siekierski
202 Summerside Court
Apollo Beach, FL 33572

2025 MAR 12 AM 8:33
PLANNING HILLSBOROUGH

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602

Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.

- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Eileen Siekierski

585-355-9384

On Behalf of Concerned Homeowners of Mira Bay

Gilen Shekanski
202 Summerside Ct.
Apollo Beach, FL 33572

Hillsborough County Zoning & Planning Dept.
601 E Kennedy Blvd.
Tampa, FL 33602

33602-493223

TAMPA, FL 335
SAINT PETERSBURG, FL
7 MAR 2025 PM 8 L



Norris, Marylou

From: Deborah Szemrelylo <deborah.szemrelylo@onemnethealth.com>
Sent: Wednesday, March 19, 2025 10:51 AM
To: ZoningHelp
Subject: Compass Point//Park Square/LyvWel (ABUTTING Mirabay off Mirabay Blvd < a town rd))

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

Ref

Public Hearing

WHEN: MONDAY

WHERE: HILLSBOROUGH COUNTY CENTER, SECOND FLOOR, 801 E. KENNEDY BLVD, TAMPA , FL

Good Morning

I am writing/speaking from **Experience** of a zoning change that was made at a previous residence of mine. In the town where I lived the zoning board gave a RIGHT of way of 60 feet vs the 200 feet in AAA zoning to my newer next-door neighbor building lot. This person's driveway was at a higher level and we had a storm and much gravel and intense water washed **into and across** the public road and filled up the BASEMENT of the one home across the public road. This caused 5 feet of water to enter the garage and fill the finished basement with wall-to-wall rugs and oak flooring home and It was like having an in-ground pool inside the home. The furnace and water pump had to have new bearings because they were ruined being submerged in water. A firetruck had to come and pump them out.

BECAUSE the water and soil erosion crossed the town road and it had (No buffers, curbing or drainage pipe lines were installed opposite the upward driveway) The neighbors that were flooded-their insurance company **SUED the town and the TOWN** had to pay the nearly 30,000.00 damages for just one home. This was 25 years ago. (So these days the price tag will be much greater with many more dense properties if allowed) They later put in culverts & curbing, to prevent a repeat of the damages.
THEN

Two or three years later a builder wanted to have a variance in the zoning on an abutting road changed to 100 feet from 200 feet (MORE denseness at the towns expense and) **only for his additional profit**. He wanted 20 dwellings vs 10 that were already approved.

Myself and 4 other abutting neighbors were invited to speak at the zoning meeting. This including the next door neighbor, the one that had the driveway wash down and caused the damage to the other neighbors home and driveway.

I was allowed to speak and I reminded them that they already paid out a good deal of unnecessary town money for allowing a more dense building.

The zoning board quickly voted to leave the original approval as proposed not to allow additional homes.

If the town had allowed that change it would have made the housing and driveways more dense and again, when the water crossed the road its the towns responsibility, if they allow a variance.

If you want I can give you the current zoning contact information to verify that the damages were paid out. Since both elderly neighbors have since moved away they would not be able to verify, but I am sure the town has a record of the variance and the rejected variance on record.

Thank you for taking the time to read this long example of a BAD ZONING variances allowed.



Deborah Szemreylo | One Mnet Health

Business Support Analyst

email: deborah.szemreylo@onemnethealth.com

CONFIDENTIALITY NOTICE:

This e-mail message from One Mnet Health is intended for only the individual or entity to which it is addressed. This e-mail may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail by accident, please notify the sender immediately and destroy this e-mail and all copies of it.

Norris, Marylou

From: Eileen Zaner <ezaner@buckeye-express.com>
Sent: Friday, March 14, 2025 3:43 PM
To: ZoningHelp
Subject: Zoning

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

Eileen Zaner
204 Oceania Court
Apollo Beach, FL 33570
Ezaner@buckeye-express.com
March 14, 2025
Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
 - More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
 - The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
 - If approved, this zoning change could also raise flood insurance costs for existing homeowners.
- Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.

- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.



Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Eileen Zaner

204 Oceania Court

Apollo Beach, FL 33572

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Mindy Buckley <mbuckley@tampabay.rr.com>
Sent: Monday, March 31, 2025 3:39 PM
To: Hearings
Subject: Hearing PD 98-1513
Attachments: Regarding Public Hearing PD 98-1513.docx

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

Mindy Buckley
303.717.6016
mbuckley@tampabay.rr.com

Regarding Public Hearing PD 98-1513

Application Number PRS 25-0426

Ibisview and Seagrass, Apollo Beach 33572 Folio 54191.2052,54191.2054, 54191.2056

Public Hearing 05/13/2025

Re:Modification to a Planned Development

Dear Commissioner,

It is common practice for Developers to make promises and then later try to change them to increase their bottom line.

Mirabay agreed to the original terms of townhouses to match the current style of Compass Point.

Now they want to change them into single family homes that are crammed together with another addition of 20 more homes. This is not what we agreed to.

This area used to be a swampy bird sanctuary so drainage has always been a problem. The increased proposed sewer system will cause flooding and poor drainage on the roads and sidewalks, not to mention huge traffic and parking problems. By adding more houses the strain on the communities amenities is already a problem.

I advocate that the developer stick to their original contract and promise of building townhomes and not the addition of 20 more single family homes.

Regards,

Mindy Buckley

228 Summerside Court

Apollo Beach, FL 33572

Norris, Marylou

From: Wayne Copeland <coronawizard@gmail.com>
Sent: Monday, March 24, 2025 4:48 PM
To: ZoningHelp
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request
Attachments: Hillsborough County Zoning Objection_Mon_03_24_2025 .docx

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

Good day Planning and Zoning Committee
Please see attachment

--

Thanks and have a wonderful day,
Wayne Barry Copeland
coronawizard@gmail.com
813-601-6523

Wayne Copeland
119 Aberdeen Pond Drive
Apollo Beach, FL 33572
coronawizard@gmail.com
Monday, March 24, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

**Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513)
Modification Request**

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. **This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.**

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- **NOTE: On Street Parking is NOT currently allowed at night, under existing Declarations!!**
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Unfortunately, this seems to be the County's "modus operandi" in recent years, giving the developers what they want while ignoring existing homeowners or Master Plans.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county **uphold existing setback requirements of at least 15-25 feet.**

The existing requirements have been part of the MiraBay Master Plan for 20+ years, and all other developers followed this criteria. There is no reason to change or compromise now.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes **with setbacks that align with the rest of the community and existing zoning criteria.**

 Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,
Wayne Copeland
813-601-6523

On Behalf of Concerned Homeowners of Mira Bay

Dale J and Laurine Haefner
221Breakers Lane
Apollo Beach, Florida 33572
Djhaef52@gmail.com

March 10,2025

Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
 - More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
 - The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
 - If approved, this zoning change could also raise flood insurance costs for existing homeowners.
- Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

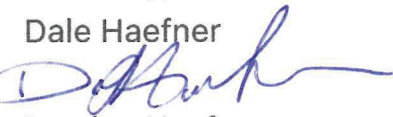
We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

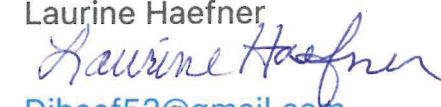
We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Dale Haefner


Laurine Haefner



Djhaef52@gmail.com

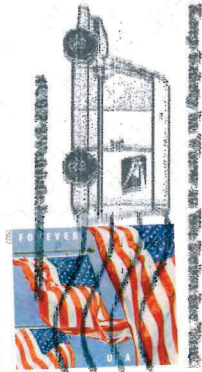
On Behalf of Concerned Homeowners of Mira Bay



Laurie & Dale Haefner
221 Breakers Lane
Apollo Beach, FL 33572

Hillsborough County Zoning & Planning Dept
601 E. Kennedy Blvd.
Tampa Florida 33602

TAMPA FL 335
SAINT PETERSBURG FL
11 MAR 2025 PM 6 L



33602-493223



Norris, Marylou

From: Thomas Liu <TLiu@lighthouseenginc.com>
Sent: Tuesday, March 25, 2025 4:03 PM
To: Hearings
Subject: Public Hearing Information Request

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

Good Afternoon,
There is a public hearing meeting scheduled for April 8th, 2025 at 9:00 am at the County Center, 2nd Floor.

App. No.: PRS 25-0426

Can you please email me all available information for this meeting.

Thank you

Thomas Liu
727-726-7856

March 8, 2025

Hillsborough County Zoning & Planning
Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in
Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,
I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is

detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.

- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access,

slowing response times during a fire or medical emergency.

- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.

- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet. We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Anne M. Lockwood

225 Sunset Crest Court

Apollo Beach, FL 33572

annemlockwood@gmail.com

Helmer
225 Sunset Court Ct.
Opale Beach, FL
33572

TAMPA FL 335
SAINT PETERSBURG FL
11 MAR 2025 PM 6 L



33602-415699

Hillborough County
and Planning Dept
601 E. Kennedy Blvd.
Tampa FL
33604-4156

Vazquez, Bianca

From: Kevin Mowry <kevin.mowry@me.com>
Sent: Saturday, April 5, 2025 4:38 PM
To: ZoningHelp
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Follow Up Flag: Follow up
Flag Status: Completed

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

Kevin Mowry
506 Mirabay Blvd
Apollo Beach, FL 33572
kevin.mowry@me.com
4/5/2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.

- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

 Public Hearing Details:

- WHEN: May 13, 2025
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Kevin Mowry

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Valerie Norstrem <vnorstrem@gmail.com>
Sent: Wednesday, March 26, 2025 7:55 AM
To: ZoningHelp
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Hillsborough County Planning & Zoning Committee,

I am writing to you to oppose the proposed modification to PD-98-1513. I strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

I ask that you uphold existing setback requirements of at least 15-25 feet. I urge you to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community for these additional reasons:

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse. Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.

- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

The Public Hearing Details are being heard on Monday, April 8, 2025, at 8:00 AM

Please prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Many thanks,

Valerie Norstrem
MiraBay
5711 Sea Trout Place
Apollo Beach, FL 33572

Andrew Simon

5415 Tybee Island Dr.

Apollo Beach, FL 33572

andrewsimon78@gmail.com

March 21, 2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Simon", written in a cursive style.

Andrew Simon

Andrewsimon78@gmail.com

On Behalf of Concerned Homeowners of Mira Bay

TAMPA FL 335
SAINT PETERSBURG FL
21 MAR 2025 PM 8 L



HILLSBOROUGH ZONING & PLANNING DEPT.
601 E. KENNEDY BLVD
TAMPA FL 33602

[illegible][illegible]

Vazquez, Bianca

From: Donna Baker <mdgrl80@yahoo.com>
Sent: Saturday, April 5, 2025 11:24 AM
To: ZoningHelp; D Baker
Cc: Michael Giamalis; Sandy Getchell-White
Subject: Opposition to Setback Reductions in Mira Bay
Attachments: Letter to the County Setbacks in Mira Bay 2025.docx

Follow Up Flag: Follow up
Flag Status: Completed

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

Attached is my letter in opposition to the new development in Mira Bay, Apollo Beach, FL. If this change is made then it would appear to be preferential treatment of one builder over another. This could lead to speculation into why this was approved over disregard for current regulations. I see no reason to change the set-backs after the community is at least 70% built. I believe this would be unfair to all the prior developers and property owners. I think this would cause many homeowners to move outside of the county.

Respectfully,

Donna Baker (Retired USAF)
201 Breakers Lane
Apollo Beach, FL 33572
(301)-399-0928



Donna Baker
201 Breakers Lane
Apollo Beach, FL 33562
MDGRL80@yahoo.com

April 5, 2025

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay Community regarding the proposed modification to PD-98-1513. I recognize the applicant's request to change 84 plated townhome lots into single-family detached homes, as this aligns with the character of the community.

I stand with my fellow neighbors and strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change would be detrimental to our well-established neighborhood and will exacerbate flooding issues, increase fire hazards, strain infrastructure, and negatively impact my property value and neighbors.

1. Increased Flood Risk-I am against this action not only to the impact on Mira Bay but the community is a buffer to other businesses (Walmart being built, schools) if we flood then this will likely increase flooding into highway 41, where Walmart is being built along with other businesses.
2. Community Character & Property Value Decline-existing zoning setbacks are (15-25 feet) to maintain an open, high-quality environment.
3. Fire Safety & Emergency Access Risks-reducing the distance between structures would increase the risk of fire spreading between homes.
4. Traffic & Parking Congestion-this would force more autos into the streets which would lead to more safety and health risks with families & Pets, as this is a walking community.
5. A Precedent for future development-if the county allows this then other developers will be seeking the same treatment.

Sincerely,
Donna Baker
Homeowner/Retired Veteran
(Cell) 301-399-0928
Email: MDGRL80@yahoo.com

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513)
Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, May 13 2025
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jean Bowman".

Jean Bowman

108 Aberdeen Pond Dr

Apollo Beach, FL 33572

Jeanbowman1006@gmail.com



JEAN BOWMAN
108 Aberdeen Pond Dr
Apollo Beach, FL 33572

TAMPA FL 335
SAINT PETERSBURG FL
7 APR 2025 PM 5 L



Hillsborough Co Zoning & Planning
601 E Kennedy Blvd
Tampa, FL 33602

33602-415699



23 March 2025

Mary C. McCarthy
129 Aberdeen Pond Dr.
Apollo Beach, FL 33572
Email: musicmarymac@gmail.com

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

**Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513)
Modification Request**

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. **This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.**

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- **The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.**
- **Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.**
- **Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.**

3. Fire Safety & Emergency Access Risks

- **Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.**
- **Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.**
- **Approval of this request will create unnecessary safety risks for current and future residents.**

4. Traffic & Parking Congestion

- **With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.**
- **Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.**
- **NOTE: On Street Parking is NOT currently allowed at night, under existing Declarations!!**
- **Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.**

5. A Dangerous Precedent for Future Development

- **If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.**
- **Unfortunately, this seems to be the County's "modus operandi" in recent years, giving the developers what they want while ignoring existing homeowners or Master Plans.**
- **Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.**

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county **uphold existing setback requirements of at least 15-25 feet.**

The existing requirements have been part of the MiraBay Master Plan for 20+ years, and all other developers followed this criteria. There is no reason to change or compromise now.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes **with setbacks that align with the rest of the community and existing zoning criteria.**

Public Hearing Details:

- **WHEN:** Monday, April 8, 2025, at 8:00 AM
- **WHERE:** Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Mary C. McCarthy

Mobile: 812-480-5728

On Behalf of Concerned Homeowners of Mira Bay

McCarthy
129 Aberdeen Pond Dr
Apollo Beach, FL 33572

TAMPA FL 335
SAINT PETERSBURG FL
24 MAR 2025 PM 4 L



Hillsborough County Zoning + Planning Dept
601 E. Kennedy Blvd
Tampa, FL 33602

33602-493223



Colin Paffrath

5412 Tybee Island Dr.

Apollo Beach, FL 33572

cjpaffrath9@comcast.net

March 21, 2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin Paffrath". The signature is fluid and cursive, with the first name "Colin" written in a smaller, more compact script than the last name "Paffrath", which has a prominent, sweeping "P" and a long, trailing flourish.

Colin Paffrath

On Behalf of Concerned Homeowners of Mira Bay

Colin Pattnaik
5412 Tybco Island Drive
Apollo Beach, FL 33572

TAMPA FL 335
SAINT PETERSBURG FL
24 MAR 2025 PM 4 L



Hillsborough County Zoning + Planning Dept.
601 E. Kennedy Blvd
Tampa, FL 33602

33602-493223



Jeffrey Paffrath M.D.

5412 Tybee Island Dr.

Apollo Beach, FL 33572

jpaffrathmd@comcast.net

March 21, 2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeffrey Paffrath M.D.', with a stylized flourish at the end.

Jeffrey Paffrath M.D.

On Behalf of Concerned Homeowners of Mira Bay



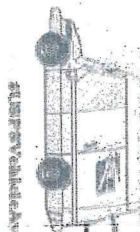
Jeff and Susan Paffrath
5412 Tybee Island Dr
Apollo Beach, FL 33572

Hillborough County Zoning & Planning Dept.
601 E. Kennedy Blvd.
Tampa, FL 33602

33602-493223



TAMPA FL 335
SAINT PETERSBURG FL
24 MAR 2025 PM 5 L



Susan Paffrath

5412 Tybee Island Dr.

Apollo Beach, FL 33572

jpaffrath@comcast.net

March 21, 2025

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, April 8, 2025, at 8:00 AM
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Paffrath". The signature is fluid and cursive, with the first name "Susan" written in a smaller, more compact script than the last name "Paffrath", which has a prominent, sweeping "P" and a long, trailing flourish.

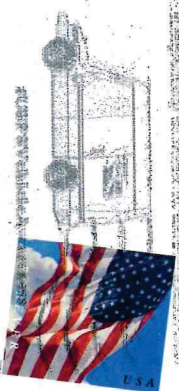
Susan Paffrath

On Behalf of Concerned Homeowners of Mira Bay



Susan Palfraith
5412 Tybee Island Dr.
Apollo Beach, FL 33572-3307

TAMPA FL 335
SAINT PETERSBURG FL
24 MAR 2025 PM 5 L



Hillsborough County Zoning + Planning Dept.
601 E. Kennedy Blvd
Tampa, FL 33602

33602-493223



Vazquez, Bianca

From: C R <rigsc@yahoo.com>
Sent: Sunday, April 6, 2025 11:19 PM
To: ZoningHelp
Cc: rigsby@aol.com
Subject: Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay
Attachments: Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Planning and Zoning Committee,
Please, see the attached letter regarding the proposed modification to PD-98-1513 for the upcoming Public Hearing.
Thank you for your time.
With Gratitude,
Cari Rigsby
rigsby@aol.com

Cari Rigsby
219 Sela Cove Circle
Apollo Beach, FL 33572
Mailing: 22547 Morning Glory Circle
Bradenton, FL 34202
rigsby@aol.com

March 6, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Meeting Scheduled for April 8, 2025
Hillsborough County Center, Second Floor
801 E Kennedy Center Blvd.

Dear Planning & Zoning Committee,

As a concerned homeowner in the Mira Bay community who is unable to attend the meeting regarding the above referenced proposed modification to PD-98-1513, I am writing to you regarding the modifications. Though I fully support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community, **I am strongly opposed the proposed reduction in setbacks** to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

I agree with other members of our community in that I fully support the transition from townhomes to single-family detached homes, BUT request that the county uphold existing setback requirements of at least 15-25 feet.

I urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

I ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Cari Rigsby

Mailing Address: 22547 Morning Glory Circle in Bradenton, FL 34202

Email: rigsby@aol.com

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Suzanne Allman <suzanneballman@gmail.com>
Sent: Tuesday, April 22, 2025 4:25 PM
To: ZoningHelp
Subject: Formal Letter Opposing Setback Reductions While Supporting Single-Family Conversion in Mira Bay
Attachments: MiraBay Homeowner Zoning Letter.pdf

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

Please see the letter attached expressing my opposition to the zoning change request submitted to the commission. The change being requested while it would give the builder a greater profit, it will have a long term impact on the quality of life in our neighborhood. I urge you to vote against this set back request.

Thank you,
Suzanne

Suzanne Allman
205 Summerside Ct
Apollo Beach, FL 33572
suzanneballman@gmail.com

March 31, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request:

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet. We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzanne', followed by a long horizontal flourish.

Suzanne Allman

suzanneballman@gmail.com

404-326-3110

On Behalf of Concerned Homeowners of Mira Bay

Norris, Marylou

From: Odell, Clare
Sent: Tuesday, June 3, 2025 1:40 PM
To: Hearings
Subject: POR-Mira Bay
Attachments: Opposition to zoning changes

Good Afternoon,

Please see the POR attached for Mira Bay.

Respectfully,

Clare Odell

Planner

Development Services Department (DSD)

P: (813) 276-8680 | **VoIP:** 39680

M: (813) 272-5600

E: odellcl@hcfl.gov

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [X](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

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

Norris, Marylou

From: Roxanne Benton <canvasrox@gmail.com>
Sent: Tuesday, June 3, 2025 1:35 PM
To: ZoningHelp
Subject: Opposition to zoning changes

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

Good afternoon -

I live in MiraBay in Apollo Beach, and am in opposition to the proposed zoning changes to reduce setbacks.

The proposal is to reduce building setbacks on 84 lots to as little as 5 feet, cramming homes closer together than anywhere else in the neighborhood.

☐ We support the switch from townhomes to single-family homes.

☐ But we strongly oppose slashing the setbacks, which would:

- Shrink usable yard and buffer space
- Create a more congested and less livable environment
- Increase on-street parking and vehicle crowding
- Push infrastructure beyond its intended design
- Worsen the drainage issues we've already seen in recent storms

☐ Mira Bay has experienced significant drainage problems under current conditions. Allowing smaller setbacks and more impervious surface will only make it harder for the ground to manage water runoff.

Sincerely,

Roxanne Benton

5125 Admiral Point Dr, Apollo Beach, FL 33572

[Matthew 5:16](#)

Norris, Marylou

From: Debi Delibert <dadelibert@hotmail.com>
Sent: Monday, May 12, 2025 4:15 PM
To: ZoningHelp
Cc: Samuel Delibert
Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513) Modification Request

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

Deborah A. Delibert
228 Breakers Lane
Apollo Beach, FL 33572

May 12, 2025

Hillsborough County Zoning & Planning Department
601 E. Kennedy Blvd.
Tampa, FL 33602
Email: zoninghelp@hcfl.gov

Dear Planning & Zoning Committee,

I am writing as a concerned homeowner in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community. However, we **STRONGLY OPPOSE** the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values due to the following reasons:

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
 - More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
 - The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
 - If approved, this zoning change could also raise flood insurance costs for existing homeowners.
- Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

We strongly urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

Public Hearing Details:

- WHEN: Monday, May 13, 2025
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,

Deborah A. Delibert
dadelibert@hotmail.com

On Behalf of Concerned Homeowners of Mira Bay

Hillsborough County Zoning & Planning Department

601 E. Kennedy Blvd.

Tampa, FL 33602

Email: zoninghelp@hcfi.gov

Subject: Opposition to Setback Reductions in Mira Bay (PD-98-1513)
Modification Request

Dear Planning & Zoning Committee,

I am writing on behalf of concerned homeowners in the Mira Bay community regarding the proposed modification to PD-98-1513. We recognize and support the applicant's request to change 84 platted townhome lots into single-family detached homes, as this aligns with the residential character of our community.

However, we strongly oppose the proposed reduction in setbacks to as little as 5 feet for front and rear yards and 3 feet for pools, patios, and enclosures. This change is detrimental to our neighborhood and will exacerbate existing flooding issues, increase fire hazards, strain infrastructure, and negatively impact property values.

1. Increased Flooding Risks—A Major Concern

The Mira Bay area experienced significant flooding last year due to two hurricanes, and this proposed zoning change will make future flooding even worse.

- Smaller setbacks mean more impermeable surface area (more buildings, less green space), which reduces the land's ability to absorb rainwater.
- More water runoff = more flooding—our stormwater infrastructure was not designed to handle this level of density.
- The proposed changes increase the likelihood of standing water, overwhelmed drainage systems, and greater flood damage to homes.
- If approved, this zoning change could also raise flood insurance costs for existing homeowners.

Hillsborough County should not approve a modification that makes an already flood-prone area even more vulnerable.

2. Community Character & Property Value Decline

- The existing zoning setbacks (15-25 feet) are in place to maintain an open, high-quality residential environment.
- Allowing 5-foot front and rear setbacks creates a cramped, overbuilt neighborhood, inconsistent with the master-planned community buyers invested in.
- Crowded homes and less green space reduce the long-term desirability of the area, driving down resale values.

3. Fire Safety & Emergency Access Risks

- Reducing side setbacks to 5 feet increases the risk of fire spreading between homes.
- Limited rear setbacks (as little as 3 feet) could restrict emergency personnel access, slowing response times during a fire or medical emergency.
- Approval of this request will create unnecessary safety risks for current and future residents.

4. Traffic & Parking Congestion

- With shortened setbacks, driveways will be smaller, forcing more cars onto already crowded streets.
- Increased on-street parking will obstruct traffic flow and make it more dangerous for pedestrians and children.
- Narrower lot spacing will add stress to already strained roadways, increasing congestion during peak hours.

5. A Dangerous Precedent for Future Development

- If the county allows this setback reduction, it opens the door for even more aggressive zoning changes that could further degrade the community's quality of life.
- Future developers may argue for even higher-density housing, further shrinking lot sizes and green space.

Our Position & Request

We support the transition from townhomes to single-family detached homes, but we demand that the county uphold existing setback requirements of at least 15-25 feet.

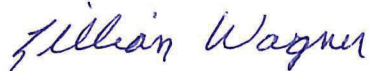
We urge the Zoning Committee to reject this setback reduction and instead approve single-family detached homes with setbacks that align with the rest of the community.

☐ Public Hearing Details:

- WHEN: Monday, May 13 2025
- WHERE: Hillsborough County Center, Second Floor, 801 E. Kennedy Blvd, Tampa, FL

We ask the Zoning Committee to prioritize the safety, financial well-being, and quality of life of existing homeowners when making this decision.

Sincerely,



Lilian Wagner

218 Aberdeen Pond Dr

Apollo Beach, FL 33572



TAMPA FL 335
SAINT PETERSBURG FL
28 APR 2025 PM 5 L

Hillsborough County Zoning + Planning Dept.
601 E. Kennedy Blvd.

Tampa
Florida 33602

33602-493223

