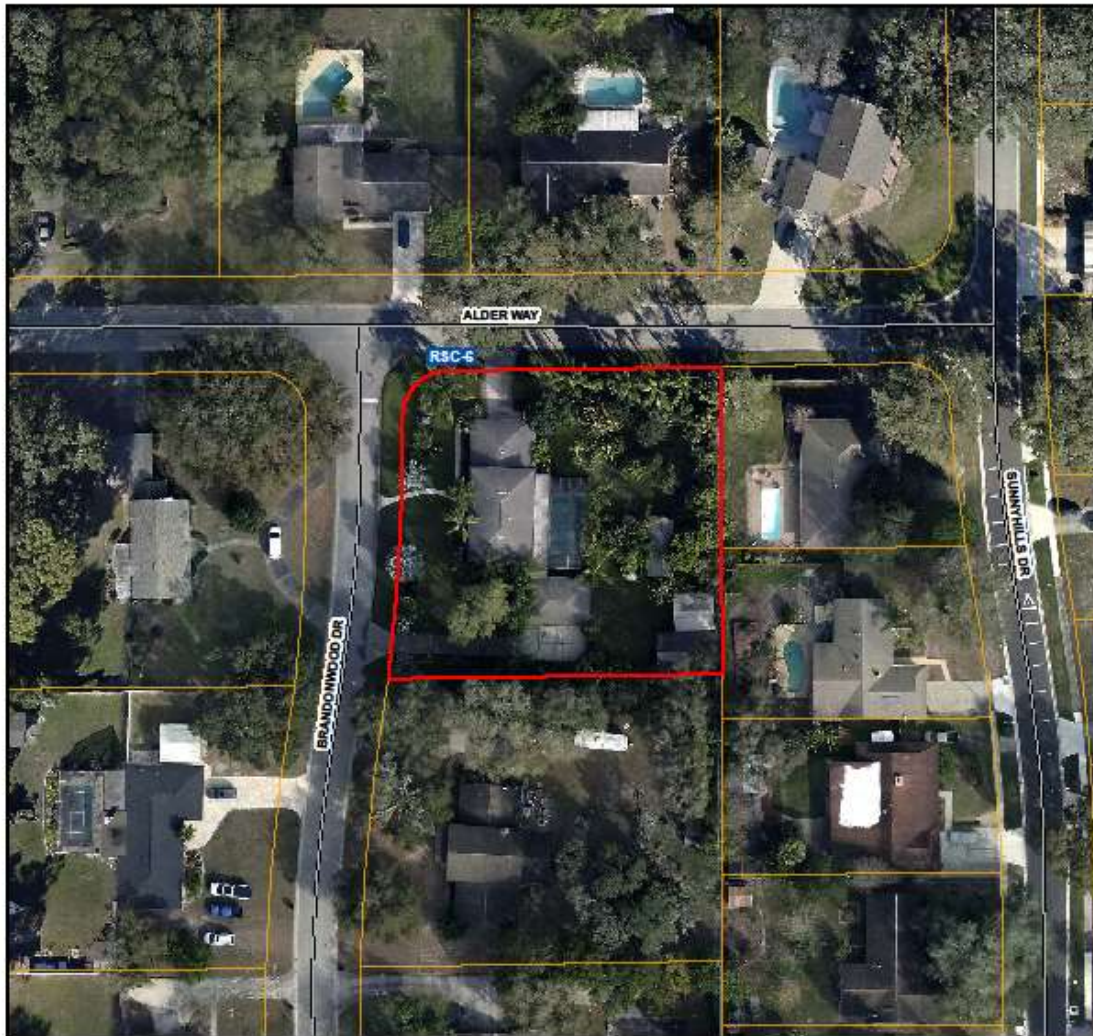




Land Use Application Summary Report

Application Number:	SU 21-0897	Adjacent Zoning and Land Uses:	
Request:	Special Use Permit for a Professional Residential Facility-Recovery Home Type A	North:	RSC-6/ Alder Way, then Single Family Residential
		East:	RSC-6/ Single Family Residential
Comp Plan:	RES-6	South:	RSC-6/ Single Family Residential
Service Area:	Urban Service Area	West:	RSC-6/ Brandonwood Drive, then Single Family Residential



Hillsborough County Florida

ZONING MAP
SU-GEN 21-0897
Folio: 67659.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- + SCHOOLS
- + PARKS

0 50 100 Feet

STR: 16-29-20

NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not warrant any liability arising from use of this map. This map is provided as a service to the public and is not intended to be used as a legal document. For more information, please contact the Planning Department at 281-877-1111.

DISCLAIMER: This map has been prepared for the purpose of providing a visual representation of the zoning map. It does not constitute a legal document. For more information, please contact the Planning Department at 281-877-1111.

Date: 08/10/21 File: G:\ZONING\GIS\Zoning_Map.aprx
Produced By: Development Services Department

1.0 Request Details:

Pursuant to Land Development Code Section 6.11.75, the request is for a Special Use Permit for a Professional Residential Facility, Recovery Home Type A, with a maximum of 8 placed residents to be located at the southeast corner of Alder Way and Brandonwood Drive.

1.1 Staff Findings:

The subject parcel is 0.65 acres in size and zoned RSC-6 (Residential Single Family Conventional). It is occupied by a single-family dwelling. The site is surrounded by single-family homes and the general area is primarily residential.

Required Separations:

Per LDC Section 6.11.75.A, a proposed Professional Residential Facility must be located at least 1,200 feet from other Professional Residential Facilities and Community Residential Homes Type B or C. The applicant has provided documentation from the Agency for Healthcare Administration, Florida Department of Children and Families and the Agency for Persons with Disabilities confirming no other Professional Residential Facilities or Community Residential Homes Type B or C exist within 1,200 feet of the proposed facility.

Signs:

Per LDC Section 6.11.75.B, a Professional Residential Facility can have no signs other than a mailbox sign identifying the facility's name. The applicant has stated the facility will comply with this requirement.

Density Calculations:

Per LDC Section 6.11.75.C, for the purposes of calculating density, each "placed" resident in a Professional Residential Facility shall equal one-fifth of a dwelling unit. The subject property is 0.65 acres in size and zoned RSC-6 which, per the calculations, permits consideration of the proposed number of residents at the subject facility. Staff notes that eight residents is the maximum number that can be considered for a Professional Residential Facility on the subject property, irrespective of a higher density yield that may result from the calculations, since nine or more residents would constitute a Recovery Home B or C, both of which are prohibited in the RSC-6 district.

Buffer and Screening:

Per LDC Section 6.11.75.D, buffer and screening of the proposed use will be in accordance with LDC Section 6.06.06. As shown on the site plan, a 5-foot-wide buffer with Type A screening will be provided along the southern and eastern property lines adjacent to single family residential development in accordance with LDC regulations.

Residential Appearance:

Per LDC Section 6.11.75.E, a professional residential facility recovery home Type A or B shall be designed and built to appear similar to a residential structure as is possible. The proposed facility will be located within the existing single-family residential structure and therefore complies with the requirement.

Parking:

Per LDC Section 6.05.02, a minimum of 1 parking space per employee of the largest shift, plus 1.0 space per facility vehicle, plus 0.2 spaces per resident will be required for the subject facility. The revised site plan submitted by the applicant demonstrates compliance with this requirement.

Agency Comments:

Transportation staff has reviewed the professional residential facility recovery home Type A and has offered no objections. The proposed special use is anticipated to result in a decrease in potential trip generation by -7 trips, 0 am peak hour trips and -1 pm peak hour trips.

Environmental Protection Commission staff reported no objections to the proposed Special Use. Wetland Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review of the above reference site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.

Water Resources staff has offered no objections to the proposed professional residential facility. The site is located within the Hillsborough County Urban Service Area; therefore, the subject property must utilize public water and wastewater services. This does not guarantee water or wastewater service or a point of connection. The developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Conclusion:

Staff finds the proposed facility consistent with the requirements of LDC Section 6.11.75 and therefore compatible with surrounding residential development.

Exhibits:

- Exhibit 1: Area Zoning Map
- Exhibit 2: Future Land Use Map
- Exhibit 3: Proposed Site Plan (21-0897)
- Exhibit 4: Transportation Report

2.0 Staff Recommendation

Staff finds that the proposed facility APPROVABLE, subject to the recommended conditions below.

2.1 Recommended Conditions of Approval:

The recommended conditions of approval are based on the general site plan submitted on July 19, 2021.

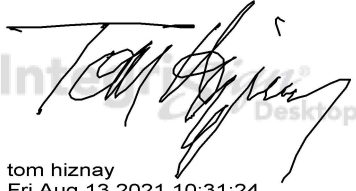
1. Development shall be limited to a Professional Residential Facility, Recovery Home Type A, with a maximum of 8 placed residents in need of a structured environment. The facility shall provide board, lodging, supervision, medication, counseling or other diagnostic or therapeutic treatment services to the residents. The medical and treatment services shall be provided on the premises.
2. The project shall conform to the submitted site plan and all other applicable regulations. All required improvements shall be completed prior to the issuance of a Completion of Work certificate for the facility.
3. The facility shall utilize the existing single-family structure on the property. Notwithstanding, the installation of accessory structures for storage purposes shall be allowed subject to the requirements of the Land Development Code.
4. Buffering and screening shall be provided in accordance with LDC Section 6.06.06.A as shown on the site plan.
5. The facility shall utilize public water and wastewater services.
6. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above

stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan approval.

7. Development of the project shall proceed in 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.

Staff's Recommendation: **Approvable, subject to conditions**

Zoning
Administrator
Sign-off:

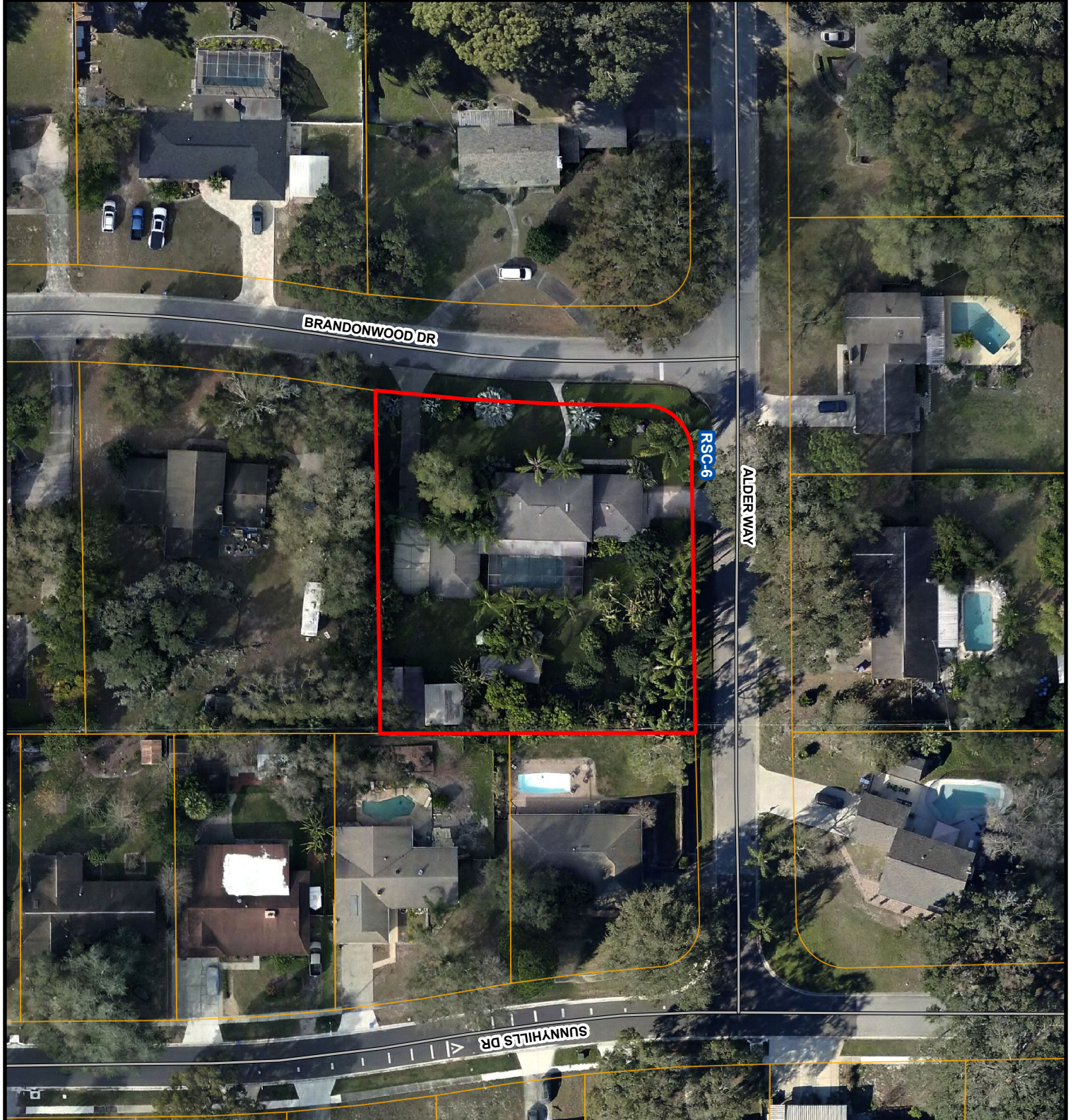


tom hiznay
Fri Aug 13 2021 10:31:24

ZONING MAP

SU-GEN 21-0897

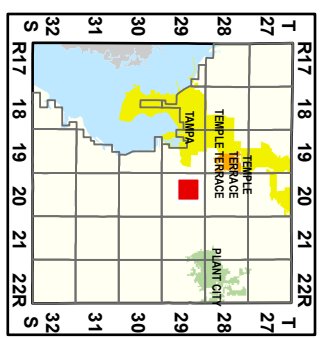
Folio: 67659, 0000



- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- Ⓜ SCHOOLS
- 🌳 PARKS



STR: 16-29-20



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to the accuracy, reliability, and fitness for a particular purpose. SOURCE: This map has been prepared for the inventory of map reviews, and when Hillsborough County and is compiled from recorded deeds, plats, and other AVALAR 2017 data. The map was last updated on 06/30/2021. The information contained on this map should be verified for verification of the information contained on this map.

Date: 06/30/2021 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RS SU 21-0897**

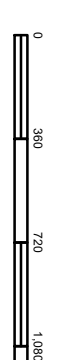
Rezoning
-all other values-

- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

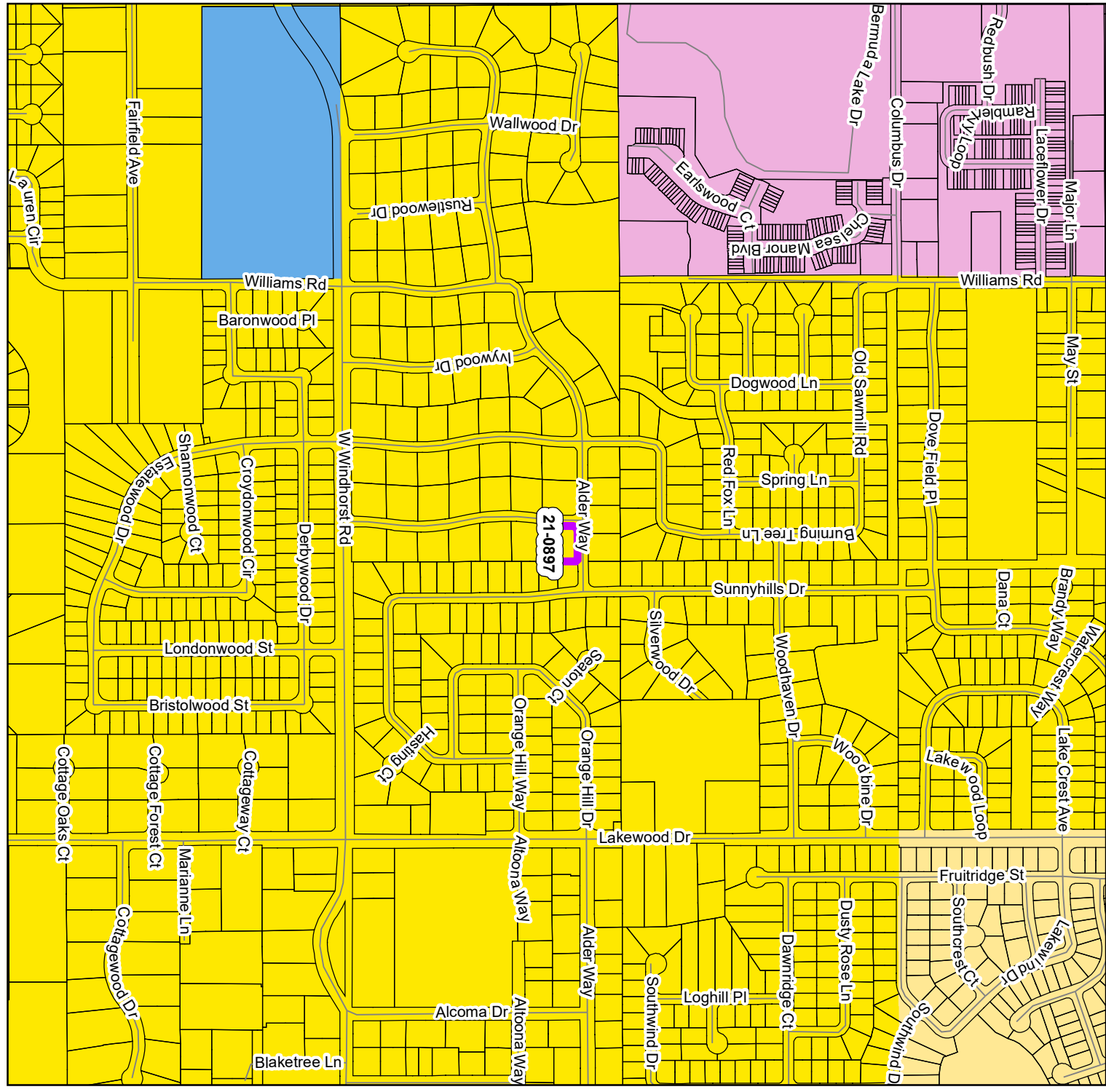
- AGRICULTURAL/MIXING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-110 (.25 FAR)
- AGRICULTURAL/RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-112.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoned boundaries from the Planning Commission and an aerial, fiscal lines and station from Hillsborough County Property Appraiser. Parcel boundaries from the GIS database. All other data was provided by the Hillsborough County Planning Commission. Aerial imagery is from the U.S. National Imagery and Mapping Agency. The map is for informational purposes only. For the most current data and information, see the approval notice.



Map Printed from Rezoning System: 6/3/2021
Author: Beverly F. Darnes

File: G:\Rezoning\System\MapProjects\HUC\Gen\Info\Rezoning_Copy.mxd



SITE DATA TABLE:

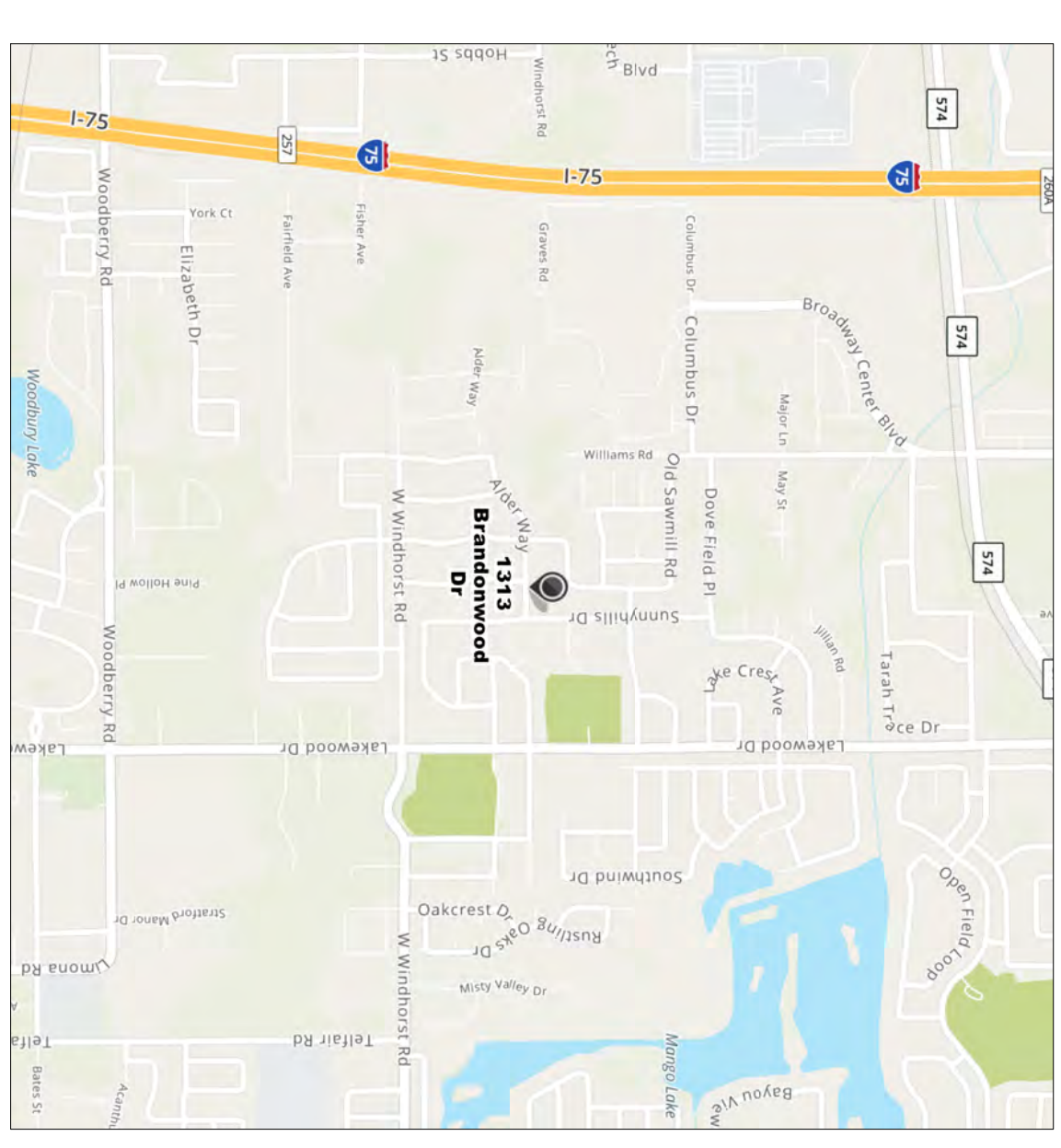
FOLIO NO. -	067659-0000
Property Area -	28,213 s.f. (0.65 Ac. MOU)
Land Use Category -	R-6
Current Zoning -	RSC-6
Existing Use -	Single-Family Residential
Proposed Use -	Professional Residential Facility - Recovery Home A
Lot Coverage -	13%
Open Space -	71%
Environmentally Sensitive Land -	0%
Proposed Density -	2.5 units / acre
Existing / Proposed Building Height -	2-story
Proposed Setbacks (Required / Proposed):	
- Front (North/West) -	25' / 7.5'
- Side (East / South) -	n/a
- Rear -	n/a
Required Parking:	
- 1 employee (largest suite) x 2 employees =	2 spaces
- 12 resident x 8 residents =	16 spaces
- 4 family x 2 family =	8 spaces
- Total required parking =	5 spaces
Provided Parking:	
- Standard spaces -	5 spaces
- Compact spaces -	1 space
- Handicap spaces -	6 spaces
- Total =	
Water & Wastewater Provider -	Hillsborough County
- 3 spaces in existing garage, 2 spaces outside existing garage	

Project Planner:
 Planning, Inc.
 3737 Lake Joyce Dr.
 Land O Lakes, FL 34639
 Alin: Russett Olenberg
 T: 813.962.1732
 russett@planning.com

GENERAL NOTES:
 1. No buffering required for single-family residential abutting single-family residential per LDC Sec. 6.06.06.



Vicinity Map



Received: July 19, 2023
 Development Service

Board of Professional Engineers
 Certificate No. 26412
Pensacola:
 501 Fitzgerald Street
 Pensacola, FL 32504
 T (850) 444-9993
 F (850) 444-9993
 T (850) 412-0298



Scale 1" = 20'

Special Use Permit

1313 Brandonwood Drive, Brandon, Florida 33510

Plan Description
Special Use Site Plan

Sheet No.
SU-1

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/9/2021

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: BR/CENTRAL

PETITION NO: SU-GEN 21-0897

- 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.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to result in a decrease in potential trip generation by -7 daily trips, 0 am peak hour trips and -1 pm peak hour trips.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting special use approval for a +/- 0.64-acre parcel zoned Residential, Single-Family Conventional - 6 (RSC-6) to allow a Sec. 6.11.28 Professional Residential Facility/Recovery Home (Type A Community Residential Home) to accommodate a maximum of 8 residents. The subject site is located at the southeast corner of Alder Way and Brandonwood Dr. The future land use designation is R-6.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 3 Single Family Detached Dwelling Unit (ITE LUC 210)	28	2	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 8-Bed ALF (ITE LUC 254)	21	2	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 7	0	(-) 1

The proposed rezoning is anticipated to result in a decrease in potential trip generation by -7 daily trips, 0 am peak hour trips and -1 pm peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Alder Way is a publicly maintained, residential, urban local roadway. The roadway consists of +/- 20-foot paved surface in average condition, lying within a +/- 50-foot wide right-of-way along the project's boundary. There are no sidewalks or bicycle facilities present along Alder Way in the vicinity or the proposed project.

Brandonwood Dr. is a publicly maintained, residential urban local roadway. The roadway consists of +/- 20-foot paved surface in average condition, lying within a +/- 50-foot wide right-of-way along the project's boundary. There are no sidewalks or bicycle facilities present along Alder Way in the vicinity or the proposed project.

SITE ACCESS AND CONNECTIVITY

The subject site has two (2) existing access connections and is proposing to maintain them as residential driveways.

ROADWAY LEVEL OF SERVICE

As Alder Way and Brandonwood Dr. are not regulated roadways and are not included on the 2020 Hillsborough County Level of Service (LOS) Report, no LOS information has been provided for the proposed project.

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
Alder Way	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Brandonwood Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	21	2	2
Difference (+/-)	(-7)	0	(-1)

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See staff report.



**Hillsborough
County Florida**
Development Services

601 E. Kennedy Blvd., 19th Floor | (813) 272 5600

Additional / Revised Information Sheet

Received August 04, 2021
Development Services

Date Stamp Here

Application Number: SU-GEN 21-0897 Applicant's Name: Mark Bentley, Esq., B.C.S., AICP

Reviewing Planner's Name: Colleen Marshall Date: 8/4/21

Application Type:

- Planned Development (PD) Minor Modification/Personal Appearance (PRS) Standard Rezoning (RZ)
 Variance (VAR) Development of Regional Impact (DRI) Major Modification (MM)
 Special Use (SU) Conditional Use (CU) Other _____

Current Hearing Date (if applicable): 8/23/21

The following must be attached to this Sheet.

Cover Letter with summary of the changes and/or additional information provided. If a revised Site Plan is being submitted, all changes on the site plan must be listed in detail in the Cover Letter.

An updated Project Narrative consistent with the changes or additional information provided, if applicable.

Submittal Via:

Email (Preferred). Note that no follow up paper file is necessary. Pdf format only. Maximum attachment(s) size is 15 MB.

Email this sheet along all the additional/revised submittal items in pdf to: ZoningIntake-DSD@hcflgov.net

Mail or delivery. Number of Plans Submitted: Large _____ Small _____

For PD, MM, PRS and SU: 7 large copies 24"X36", one small 8.5X11".
For RZ-Standard: if plot plan is larger than 8.5"X11", 7 large copies should be submitted.
For Minor Change: 6 large copies.
For Variances or Conditional Use permits: one 8.5"X11" or larger)

Mail to:
Development Services Department
Community Development Division
P.O. Box 1110
Tampa, FL 33601-1110

Hand Deliver to:
County Center
Development Services Department
19th Floor
601 E. Kennedy Blvd., Tampa

I certify that changes described above are the only changes that have been made to the submission. Any further changes will require an additional submission and certification.

Signature

8/4/21

Date

FOR OFFICE USE ONLY

- Notification E-Mail Sent Scanned into OPTIX
 Transmittal Completed

In-Take Completed by: _____



**JOHNSON
POPE**
BOKOR
RUPPEL &
BURNS, LLP

COUNSELORS AT LAW

TAMPA ■ CLEARWATER ■ ST. PETERSBURG

Mark S. Bentley, Esq., B.C.S., AICP
401 East Jackson Street, Suite 3100
Tampa, Florida 33602
Post Office Box 1100
Tampa, Florida 33601-1100
Telephone (813) 225-2500
Fax (813) 223-7118

Email: MarkB@JPFirm.com
File No. 148277

August 4, 2021

Via E-mail

Attn: Zoning Intake
Hillsborough County Development Services
601 East Kennedy Blvd., 20th Floor
Tampa, Florida 33602
Zoningintake-dsd@hcflgov.net

Re: SU 21-0897 (the "Petition"); Additional/Revised Information

Dear Intake Counselor:

Please find attached hereto a completed Additional/Revised Information Sheet transmitting the following:

1. Revised Code Compliance/Project Description Statement
2. Letter from DCF confirming no facilities within 1,000 – 1,200 feet radius of the subject property.

Should you have any questions regarding the foregoing, please feel free to contact me.

Sincerely,

Mark Bentley, Esq., B.C.S., AICP

MB/ap
Enclos.
Cc: Colleen Marshall

7214099_1

21-0897

Code Compliance / Project Description Statement
Revised 8/4/21

The Applicant is proposing a Professional Residential Facility/Recovery Home Type A (“Home”) for property located at 1313 Brandonwood Drive (the “Property”). The Home is a permitted special use in the RSC-6 zoning classification governing the Property. Activities will be per those allowed under the definition of Professional Residential Facility/Recovery Home Type A in the County’s LDC. The Home is considered a Special Use under the County’s Land Development Code (“LDC”) and is a permitted use assuming it complies with all standards governing Recovery Home Type A.

The Home meets all requirements as set forth under LDC Section 6.11.75 and is therefore entitled to a Special Use Permit. Specifically:

1. Per AHCA, there are no Community Residential Homes Type B or C within 1,200 feet of the Home (see attached confirmation from AHCA).
2. Per DCF, there are no group homes licensed by their agency within 1,200 feet of the Home (see attached confirmation from DCF).
3. There will be no signage identifying the Home beyond its name on the mailbox.
4. Per the LDC, each resident shall be equal to one-fifth of a dwelling unit. Based on the size of the property, this could allow for up to 19 residents. However, the maximum number of residents is eight (8). (See site plan identifying the maximum number of residents.)
5. Buffering and screening provided meet the requirements of LDC Section 6.06.06.
6. The Home is designed and built to appear as a single-family residential structure.

Accordingly, because the Home meets all applicable requirements, and will voluntarily seek state certification, the Applicant is entitled to a Special Use Permit.

Prepared By and Return To:
Foundation Title & Trust, LLC
10845 Boyette Road
Riverview, FL 33569

Order No.: RV-2139-19

Property Appraiser's Parcel I.D. (folio) Number:
U-16-29-20-2CJ-000001-00007.0

WARRANTY DEED

THIS WARRANTY DEED dated January 31, 2020, by **Hugh Hurst a/k/a Hugh D. Hurst and Kwantrice Hurst, husband and wife**, whose post office address is 1300 Pine Prairie Road, Sarasota, Florida 34240 (the "Grantor"), to **Samuel O. Ball, an unmarried man, and Elizabeth P. Oliva, an unmarried woman, as joint tenants**, whose post office address is 1313 Brandonwood Drive, Brandon, Florida, 33510 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in County of Hillsborough, State of Florida, viz:

Lot 7, Block 1, Brandonwood subdivision, Unit No. 1, according to the map or plat thereof as recorded in Plat Book 41, Page 9 of the Public Records of Hillsborough County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: **December 31, 2019.**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

[Signature]
Hugh Hurst
[Signature]
Kwantrice Hurst

Grantor Address:
1300 Pine Prairie Road
Sarasota, FL 34240

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Cary Keller
Printed Name of First Witness

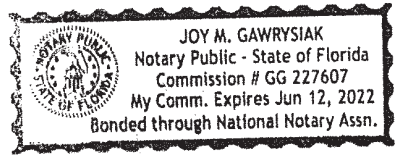
[Signature]
Witness Signature

Joy M. Gawrysiak
Printed Name of Second Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of January, 2020, by Hugh Hurst and Kwantrice Hurst who are personally known to me or have produced Drivers License as identification and did not take an oath.

SEAL



[Signature]
Notary Public
Joy M. Gawrysiak

My Commission expires: 6/12/22

Printed Notary Name



Received
05/27/2021
Development Services

SPECIAL USE (GENERAL)

IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application. To request an appointment please call 813-272-5600. All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

Property Information

Address: 1313 Brandonwood Dr. City/State/Zip: Brandon, FL 33510 TWN-RN-SEC: 16-29-20
Folio(s): 067659-0000 Zoning: RSC-6 Future Land Use: R-6 Property Size: 0.64 acres

Property Owner Information

Name: Samuel Ball & Elizabeth P. Olivia Daytime Phone: _____
Address: 1313 Brandonwood Dr. City/State/Zip: Brandon, FL 33510
Email: _____ FAX Number: _____

Applicant Information

Name: Mark Bentley, Esq., B.C.S., AICP Daytime Phone: (813) 225-2500
Address: 401 E Jackson St., Suite 3100 City/State/Zip: Tampa, FL 33602
Email: markb@jpfirm.com FAX Number: _____

Applicant's Representative (if different than above)

Name: _____ Daytime Phone: _____
Address: _____ City / State/Zip: _____
Email: _____ FAX Number: _____

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Mark Bentley
Signature of Applicant

Mark Bentley
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Mark Bentley
Signature of Property Owner

Mark Bentley (Authorized Agent)
Type or Print Name

Intake Staff Signature: Ana Lizardo Office Use Only Intake Date: 05/27/2021
Case Number: 21-0897 Public Hearing Date: 08/23/2021 Receipt Number: 21-0897
Type of Application: SU-GEN

Development Services, 601 E Kennedy Blvd. 19th Floor

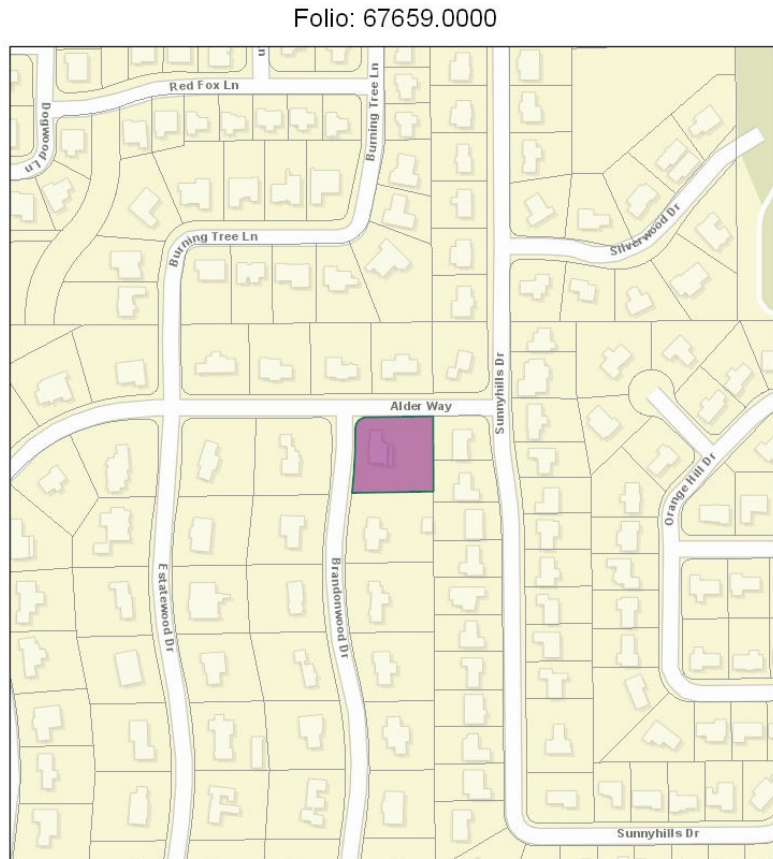
Revised 07/02/2014

21-0897



PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0380J
FIRM Panel	12057C0380J
Suffix	J
Effective Date	Fri Sep 27 2013
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120380E
County Wide Planning Area	Brandon
Community Base Planning Area	Brandon
Census Data	Tract: 012213 Block: 1013
Future Landuse	R-6
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	2
Fire Impact Fee	Central
Parks/Schools Impact Fee	CENTRAL
ROW/Transportation Impact Fee	ZONE 4
Wind Borne Debris Area	Outside 140 MPH Area
Aviation Authority Height Restrictions	190' AMSL
Competitive Sites	NO
Redevelopment Area	NO



May 27, 2021

1:2,660
0 0.02 0.04 0.09 mi
0 0.04 0.07 0.14 km

RS

Hillsborough County Florida

Folio: 67659.0000
PIN: U-16-29-20-2CJ-000001-00007.0
SAMUEL BALL AND ELIZABETH P OLIVIA
Mailing Address:
 1313 BRANDONWOOD DR
 BRANDON, FL 33510-2604
Site Address:
 1313 BRANDONWOOD DR
 BRANDON, FL 33510
SEC-TWN-RNG: 16-29-20
Acreage: 0.63712502
Market Value: \$344,531.00
Landuse Code: 0100 SINGLE FAMILY

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21-0897

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