

# Rezoning Application:

**PD 21-1234**

Zoning Hearing Master Date:  
11/15/2021

BOCC Land Use Meeting Date: 1/11/2021



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Trent Stephenson, P.E., President  
LevelUp Consulting

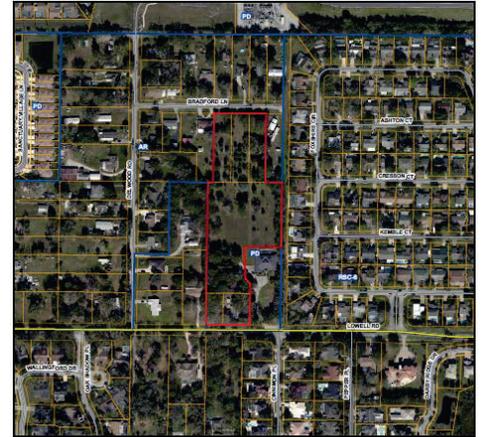
FLU Category: R-9

Service Area: Urban

Site Acreage: 5.45 acres

Community Plan Area: Greater Carrollwood Northdale

Overlay: None



### Existing Approvals:

PD 05-1936, as most recently modified by PRS 18-1303. The PD is approved for a maximum of 14 single-family residential lots with conventional dwellings at a density of 2.13 dwelling per acre. Pursuant to PRS 18-1303, the parcels on the west side parcels are conditioned to a minimum lot size of 6,000 sq. ft., and 6,500 sq. ft. minimum lot size for parcels located on the east side.

### Proposed Modifications:

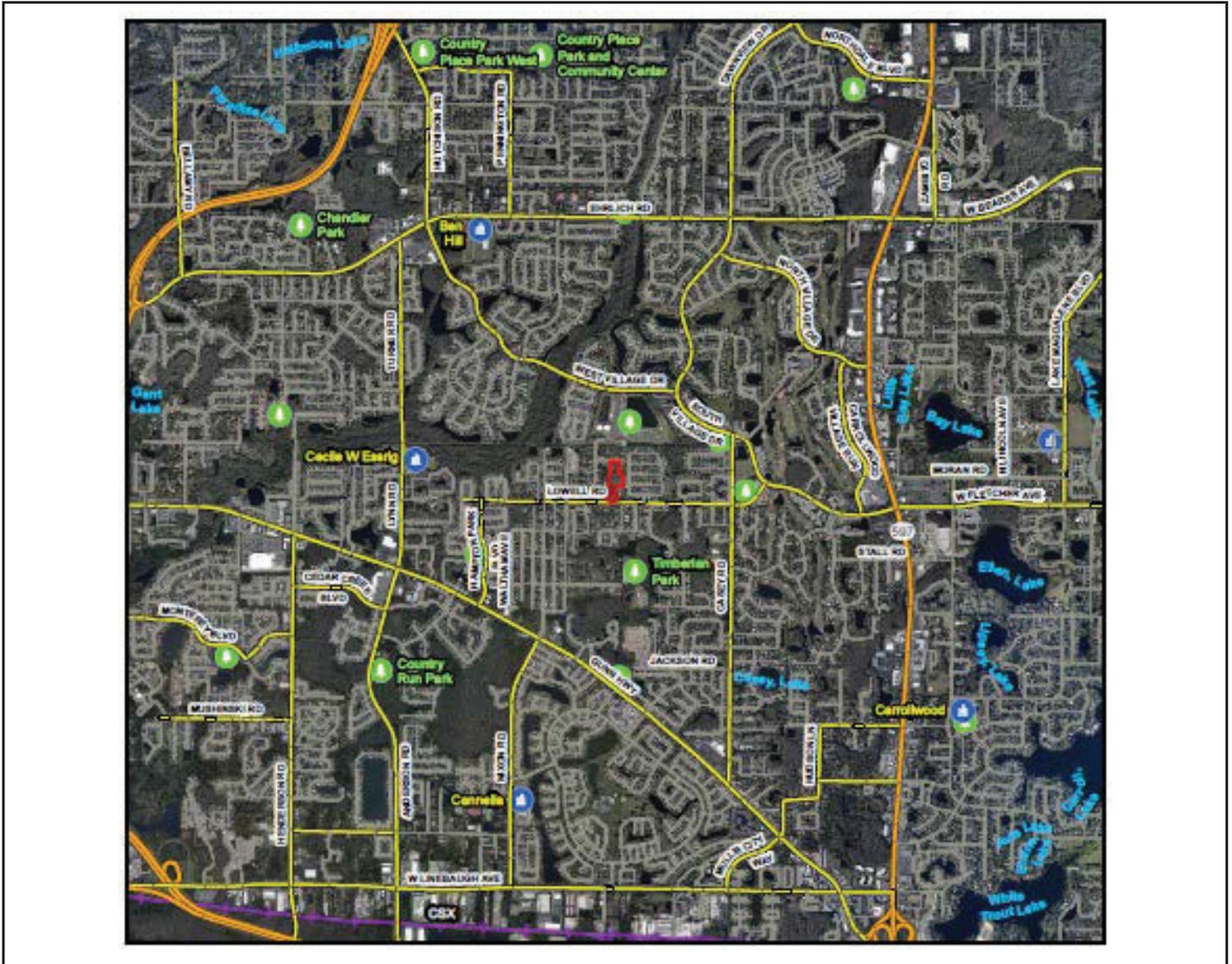
The applicant is seeking a major modification to the existing Planned Development (PD) 05-1936, as modified by PRS 18-1303. This modification to the PD includes six parcels representing 5.45 of the 6.56-acre project boundary, which has frontage on Lowell Road to the south and Bradford Lane to the north. This same assemblage was included in the recent Comprehensive Plan amendment (HC/CPA-20-03), which changed the Future Land Use designation from Residential-4 (RES-4) to Residential-9 (RES-9). The proposed development substitutes detached single-family homes for townhomes and proposes increasing the density from 14 dwellings (2.13 dwellings per acre) to 48 dwellings (8.8 dwellings per acre).

### Additional Information:

PD Variation(s):	None Requested as part of this application
Waiver(s) to the Land Development Code:	None Requested.
<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



#### Context of Surrounding Area:

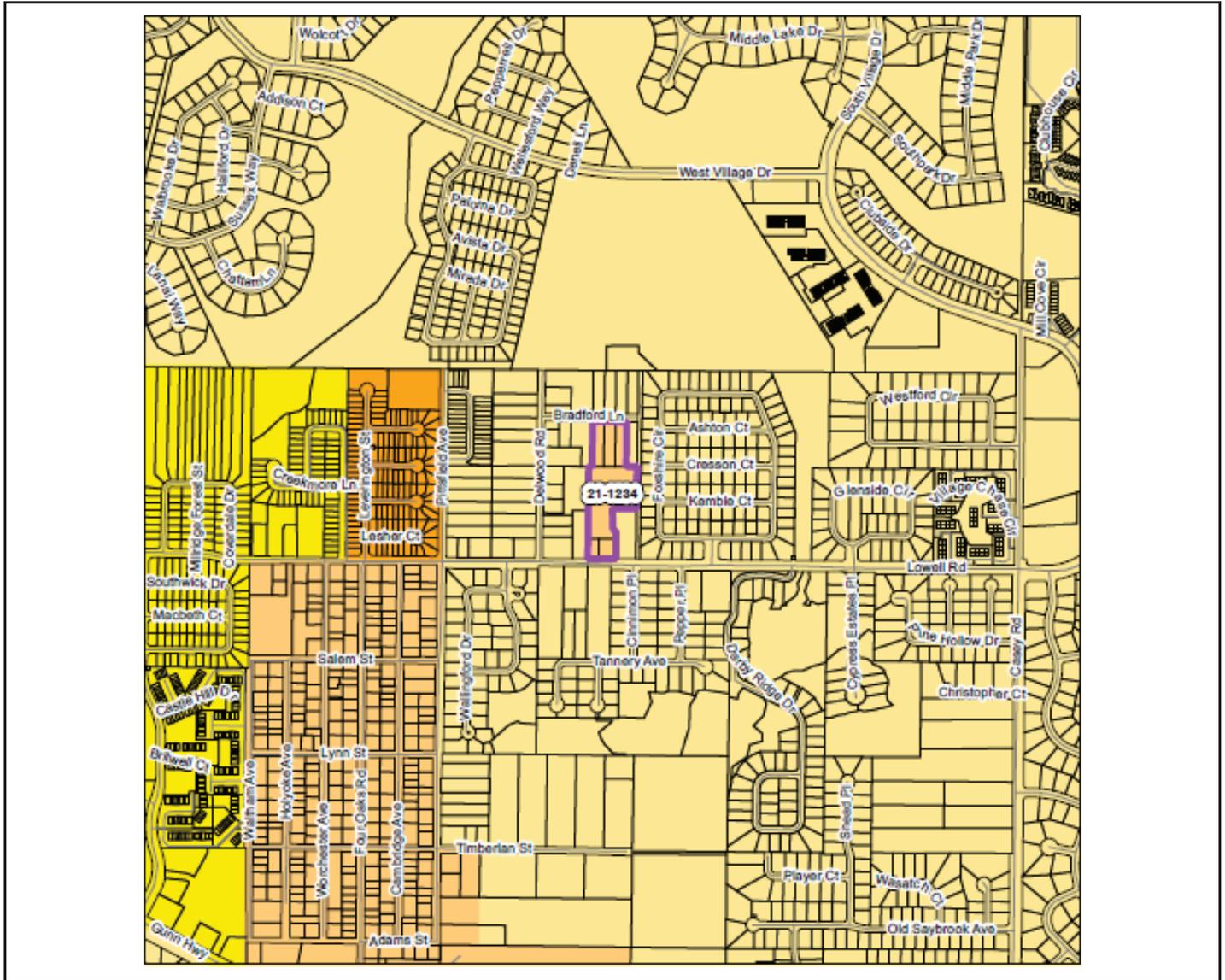
The subject site is located off Lowell Road approximately 2,800 feet to the west of the intersection of Casey Road and Lowell Road, which is also the location of the Carrollwood Cultural Center. The immediate area surrounding the subject property is predominantly residential.

- To the east is property zoned RSC-6 (7,000 sq. ft. min. lot size) and developed with single-family homes.
- North across Bradford Lane and directly west of the subject site is AR zoned property (min. lot size 217,800 sq. ft.) and developed with single-family homes.
- South across Lowell Road and southwest of the subject property is property zoned RSC-6 and developed with single-family homes.
- To the northwest is RSC-6 zoned property (min. lot size of 7,000 sq. ft.) and developed with single-family homes.

Approximately 3,800 feet to the east of the subject property is the Carrollwood Country Club located off S. Village Drive. Carrollwood Country Club has a golf course, tennis courts with stadium lighting, a fitness center, a junior Olympic sized heated swimming pool, and banquet facilities.

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

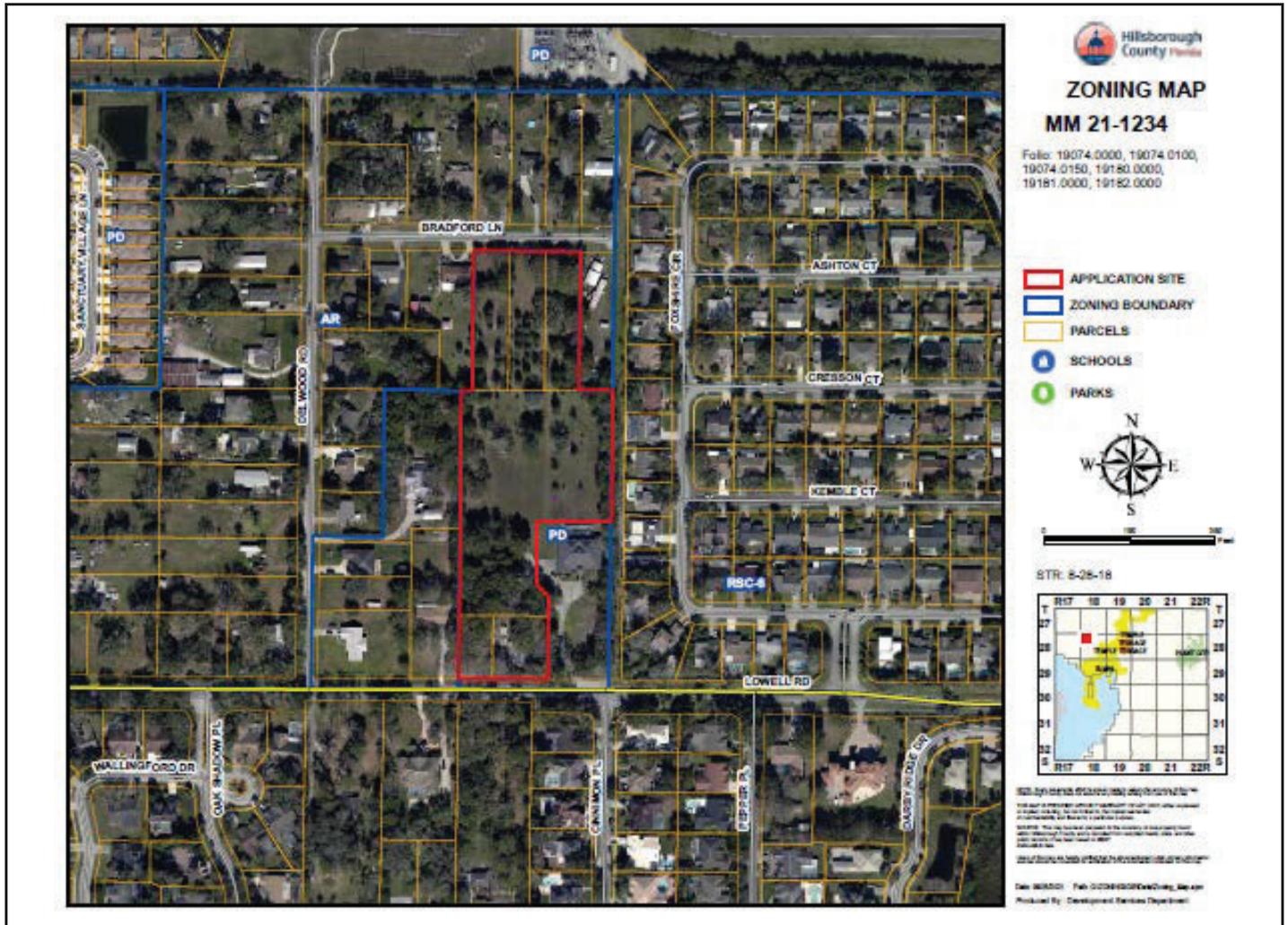
**2.2 Future Land Use Map**



Subject Site Future Land Use Category:	RES-9 (Residential-9)
Maximum Density/F.A.R.:	9 dwelling units per acre
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

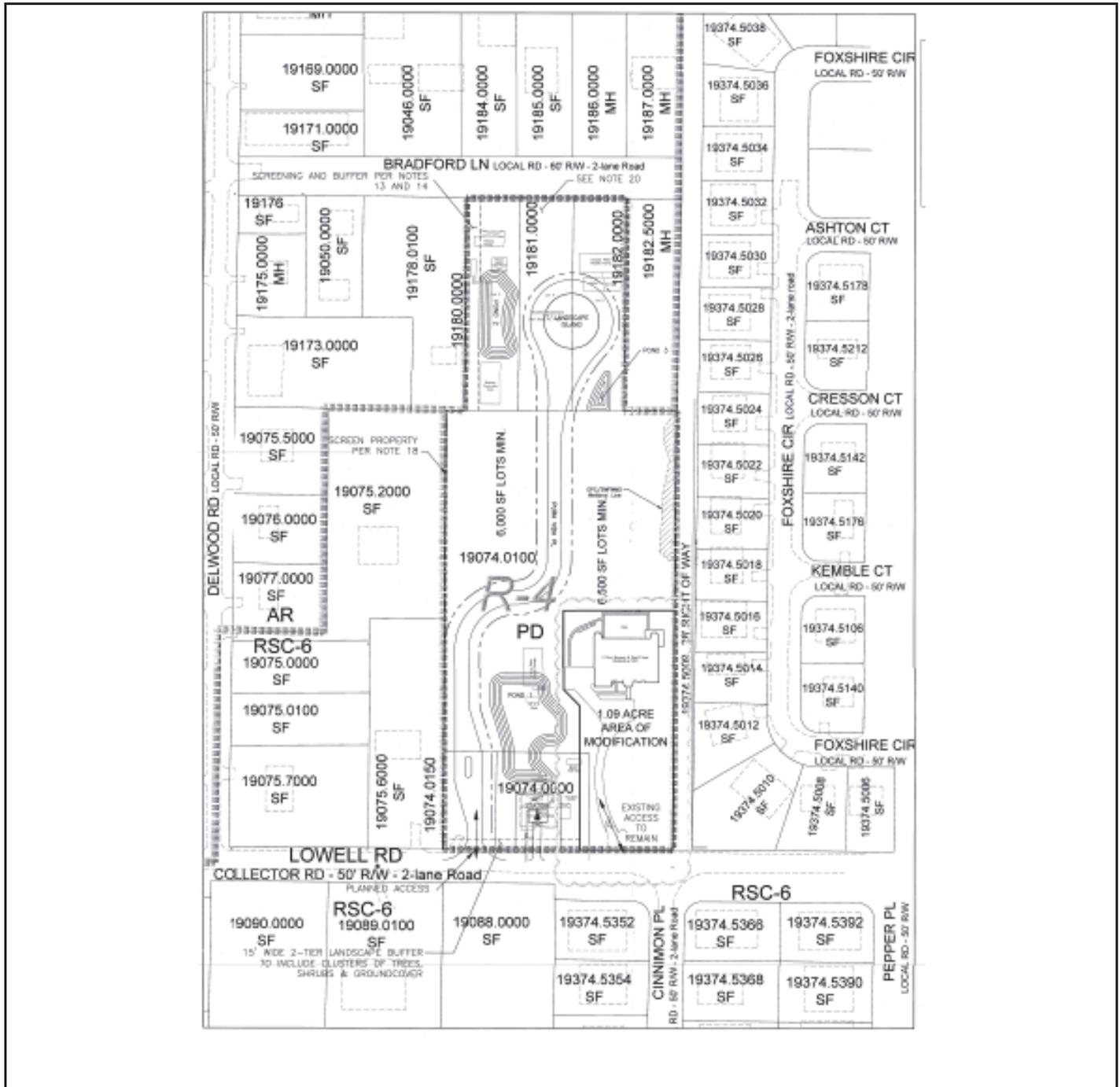


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	Minimum 1 acre	Single-family home	Single-family homes
South	AS-1	Minimum 1 acre	Single-family home	Single-family homes
East	AS-1	Minimum 1 acre	Single-family home	Single-family homes
West	RSC-3	Minimum 14,520 sq. ft.	Single-family home	Single-family homes

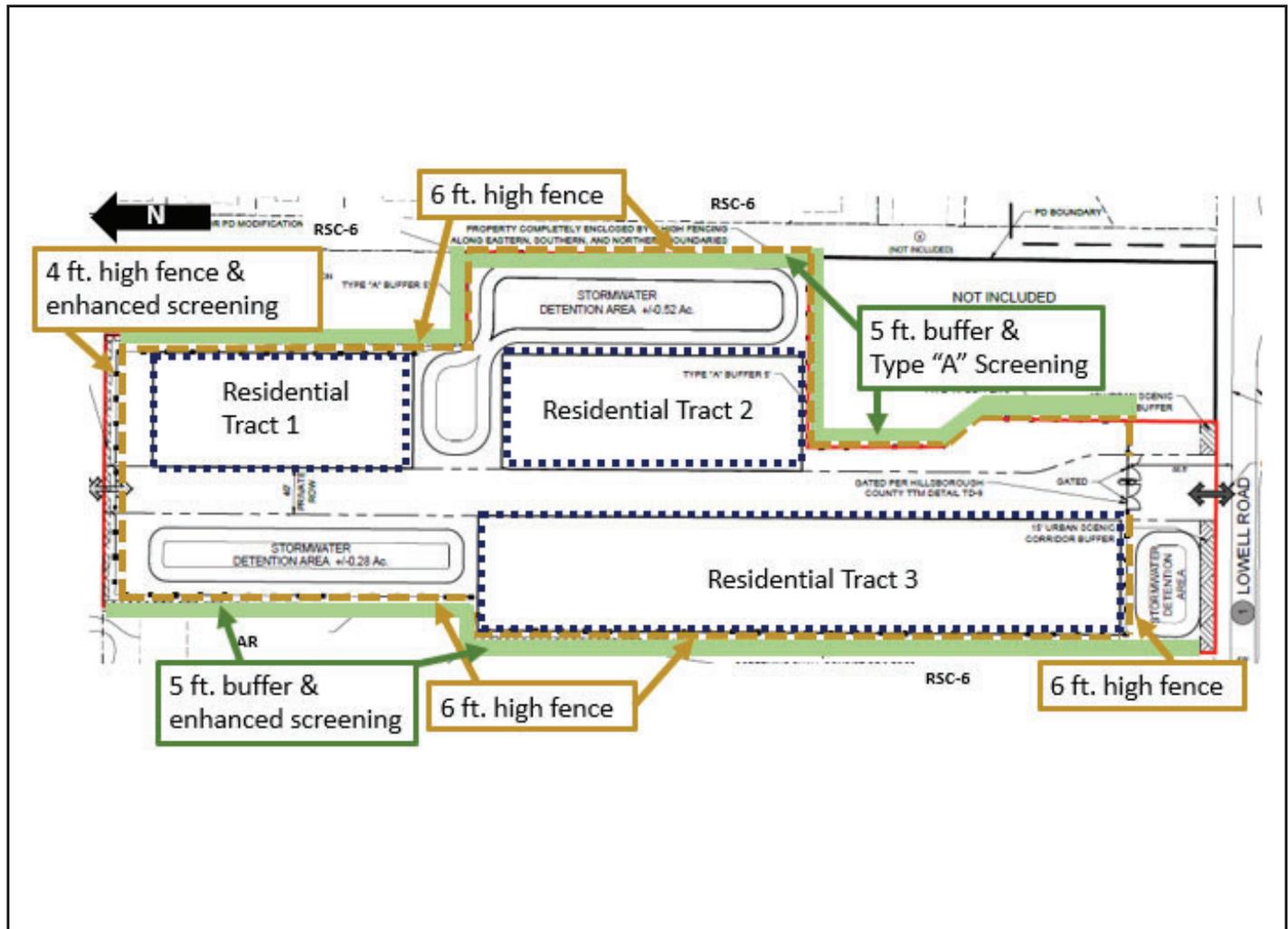
### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Existing Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



The applicant proposes a 6-foot fence along the east, west, and south property boundary. To the immediate east is property zoned RSC-6 and requires a Type "A", 5-foot buffer along the entire eastern boundary. The applicant is also required to provide Type "A" screening with a 5-foot buffer along the western property boundary. However, the applicant is proposing additional enhanced screening consisting of 6-foot PVC privacy fencing, a 3-foot high hedge and Oak or Pine trees spaced 20-feet apart along the western boundary. Trees shall be a minimum of 10-feet high at the time of planting, with a minimum of 2-inch caliper, which is nearly equivalent to Type "B" screening, on the western property boundary. The applicant offers the enhanced screening to provide additional buffering for the adjacent homeowners.

Lowell Road is a designated scenic corridor and a 15-foot Urban Scenic Corridor buffer is being provided along Lowell Road. To the north of the scenic corridor buffer area is approximately 75 ft. of queuing / entry area (from the property line) with a retention pond located to the west of the entry/exit queuing area. The site plan shows a 4-foot fence traversing the north side of the development, along with an emergency access. The project will provide two proposed gates with the north gate, which is located off Bradford Lane, being for emergency access. The gates will allow for pedestrian access and connect to sidewalks built along the project's frontage. The proposed development does not indicate that there will be sidewalk on the project's frontage for Lowell Road or Bradford Lane; however, they will be required by County Transportation staff to provide sidewalks on both roadways when site plans are submitted for construction.

**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
Lowell Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bradford Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	170	15	15
Proposed	322	24	31
Difference (+/-)	+152	+9	+16

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes: Vehicular Connectivity to the north is emergency access only.

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
Lowell Rd./ Minimum Spacing	Administrative Variance Requested	Approvable
Lowell Rd./ Substandard Road	Design Exception Requested	Approvable

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input checked="" type="checkbox"/> Wellhead Protection Area</li> <li><input type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.)</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet", dated 11/03/21.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

**Impact/Mobility Fees:**

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhouse Unit 1-2 Stories)

Mobility: \$5,329 \* 48 units = \$255,792.00  
 Parks: \$1,656 \* 48 units = \$ 79,488.00  
 School: \$7,027 \* 48 units = \$337,296.00  
 Fire: \$249 \* 48 units = \$ 11,952.00  
 Total Townhouse = \$684,528.00

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p><b>Planning Commission</b></p> <p><input type="checkbox"/> Meets Locational Criteria    <input checked="" type="checkbox"/> N/A</p> <p><input type="checkbox"/> Locational Criteria Waiver Requested</p> <p><input type="checkbox"/> Minimum Density Met    <input type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent</p> <p><input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>See Hillsborough County City-County Planning Commission review report for in-depth comments.</p>

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The subject property is located on approximately 5.45 acres at 4901 and 4909 Lowell Road, approximately 2,800 feet to the west of the intersection of Casey Road and Lowell Road, which is also the location of the Carrollwood Cultural Center. The immediate area surrounding the subject property is predominantly residential. The property is located within the limits of the Greater Carrollwood Northdale Community Plan and is located within the Urban Service Area. The applicant requests 48 townhome units on the 5.45-acre subject property with a minimum of 1,600-square-foot lots. At 8.8 dwelling units per acre, the requested density is under maximum allowable density of the RES-9 Future Land Use designation. The applicant is proposing a maximum building height of 30 feet. The RSC-6 zoning located to the southwest of the subject property allows a building height up to 35 feet and the AR zoning located to the northwest and northeast of the subject site allows a building height up to 50 feet.

The site plan proposes a 6-foot fence along with the east, west and south side of the development. A 4-foot fence is provided along the northern boundary off Bradford Lane to provide compatibility and integration with the neighborhood. Along the entire eastern boundary is an approximate 30-foot wide property (folio no. 19374.5009) owned by Tampa Electric Company for a utility right-of-way and developed with utility lines and zoned RSC-6. The applicant is also proposing additional enhanced screening along the western boundary, which exceeds Type "A" screening, to further buffer the existing detached single-family homes adjacent to the western property boundary.

An 8-inch water main exists approximately 50 feet from the site and is located within the south Right-of-Way of Lowell Road. A 12-inch wastewater force main exists adjacent to the site and is located within the north Right-of-Way of Lowell Road. 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.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested an Administrative Variance and Design Exception for transportation that have been found approvable by the County Engineer. The Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east. The Design Exception addresses that Lowell Rd. is a substandard collector roadway, and the developer will be required to make certain improvements to Lowell Rd., including constructing a minimum 5-foot sidewalk along the north side of Lowell Rd.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. Planning Commission staff finds the request would also facilitate the vision of the Greater Carrollwood- Northdale Community Plan.

### 5.2 Recommendation

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Replace note 4 within the “General Notes” part of the plan which states, “Internal streets are to be private.” with a note stating, “Internal driveways are to be private.” [Note: Staff cannot support internal streets for the project as currently shown. Doing so would require compliance with the Transportation Technical Manual (TTM) which requires road rights-of-way to be a minimum of 50 feet in width (only 40 feet are provided).];
- Replace the label which states “Gated for Emergency Access Only” to “Gated Emergency-Only Vehicular Access and Gated Pedestrian Access – See Conditions of Approval”.
- Replace the notation “Property Completed Enclosed by 6’ high fencing along Eastern, Southern, and Northern Boundaries” to “Property Completed Enclosed by 6’ high fencing along Eastern, Southern, and Western Boundaries”. The statement contradicts the notation on the site plan regarding a 4-foot fence along the north boundary and does not address the western boundary.

6.0 PROPOSED CONDITIONS

Approval- Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 22, 2021.

1. The ~~6.56~~ 5.45-acre portion of the project with folios 19182.0000, 19181.0000, 19180.0000, 19074.0100, 19074.0000, 19074.0150, shall be permitted a maximum of ~~14~~ 48 townhomes ~~single family residential lots with conventional dwellings at a density of 2.13 dwelling units per acre~~ and subject to the following development standards:

1.1. ~~West Side Parcels:~~ Lot Standards:

- Minimum Lot Size: ~~6,000~~ 1,600 square feet
- Minimum Lot Width: ~~60~~ 16 feet
- Minimum front yard setback: 20 feet

~~Corner lots may have a minimum 10 foot setback for a side yard that functions as a front yard~~

- Minimum side yard setback (End Lot): ~~5~~ 10 feet
- Minimum rear yard setback (From Internal Tract): ~~15~~ 10 feet
- Maximum building height: ~~35~~ 30 feet
- Maximum building coverage (Per Lot): ~~50~~ 75 percent

~~1.1.1. A minimum setback of 20 feet shall be provided along the western boundary of any lot at the northwest corner of the development.~~ Minimum Building Setback from PD Boundary:

- East, Residential Tract 1: 30 feet
- East, Residential Tract 2: 80 feet
- West, Residential Tract 3: 30 feet
- Lowell Road: 70 feet
- Bradford Lane: 50 feet

~~1.2. East Side Parcels: Minimum Lot Size 6,500 square feet~~

1.2 The approximate 1.1-acre portion of the project with folio 19074.0200, shall be permitted a single-family

home subject to the following development standards:

Minimum Lot Width:	65 feet	
Minimum front yard setback:	20 feet	<del>Corner lots may have a minimum 10 foot setback for a side yard that functions as a front yard</del>
Minimum side yard setback:	7.5 feet	
Minimum rear yard setback:	20 feet	
Maximum building height:	35 feet	
Maximum building coverage:	40 percent	

1.3 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.

2. Policy C-36.6 of the Future Land Use Element of the Comprehensive Plan provides that the timing of new development should be coordinated with adequate school capacity as determined by the School District of Hillsborough County. Approval of the final Construction Plans for any portion of the residential development shall not occur until documentation is provided from the School District of Hillsborough County indicating that either:

2.1 Adequate capacity exists to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or

2.2 Adequate school capacity is planned and funded to accommodate the future residents of the project, as identified/determined by the School District of Hillsborough County; or

2.3 The applicant has provided adequate mitigation to offset inadequacies in school capacity, as identified/determined by the School District of Hillsborough County;

The aforementioned documentation shall include a time period during which the School District of Hillsborough County determination shall be valid.

3. Access points may be gated, as long as the internal roadway is private.

4. The type, location, size and number of signs permitted shall be as set forth in Part 7.03.00 of the Land Development Code with the following exception(s):

4.1 Ground signs shall be limited to monument signs.

4.2 Billboards, pennants and banners shall be prohibited.

5. Prior to submittal of the Preliminary Plan for the Site Development Review process, the significantly mature trees on the properties shall be identified and the developer shall consult with the Natural Resources Team for design input that would minimize the impact and removal of the significantly mature trees. The locations of the significantly mature trees and the design efforts to avoid the removal of these trees (i.e., building locations, vehicular use areas, and stormwater pond adjustments) are to be displayed on the submitted preliminary plan.

6. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC)

and any outdoor lighting, other than security lighting, shall be subject to the permitted hours of operation.

7. Buffering and screening shall be consistent with the Land Development Code unless otherwise specified herein.
  - 7.1 Screening along the ~~northwestern~~ western boundary of the project adjacent to the property identified with the Folio Number 19178.0100, 19075.2000, 19075.6000, shall be consistent with LDC Section 6.06.06 requirements for a Type "A", 5-foot buffer. ~~shall consist of either a six-foot high masonry wall, PVC privacy fencing or fencing with a wrought iron appearance, in addition to a 3-foot high hedge with 75 percent opacity at time of planting and alternating tree groupings spaced 40 feet apart.~~
    - 7.1.1 Additional enhanced screening shall also consist of 6-foot PVC privacy fencing, in addition to a 3-foot high hedge and Oak or Pine trees spaced 20-feet apart. Trees shall be a minimum of 10-foot high at the time of planting, with a minimum of 2-inch caliper. The tree groupings shall be approximately 40 feet in width and consist of either 3 live oak trees, or 5 ornamental trees or pine tree groupings of a minimum of 6 pine trees. The oak and pine trees shall be a minimum of 10-foot high at the time of planting, with a minimum of 2-inch caliper.
  - 7.2 Screening along the eastern boundary of the project adjacent to the property, identified with the Folio Numbers 19374.5009, 19182.5000 and 19074.0200, shall be consistent with LDC Section 6.06.06 requirements for a Type "A", 5-foot buffer.
  - 7.3 Screening along the northern boundary shall be consistent with LDC Section 6.06.06 requirements for a Type "A", 5-foot buffer. Screening shall consist of ~~4-~~6-foot high fencing, in addition to a 3-foot high hedge and Oak or Pine trees spaced 20-feet apart. Trees shall be a minimum of 10-foot high at the time of planting, with a minimum of 2-inch caliper.
  - 7.4 The development shall be enclosed by a 6-foot high fence adjacent to the eastern, southern and western property boundary. The fence along the southern boundary shall be located outside the 15-foot Urban Scenic Corridor buffer.
8. Approval of this application does not ensure that water will be available at the time when the applicant seeks permits to actually develop.
9. Approval of this rezoning 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 impacts to wetlands, and does not grant any implied or vested right to environmental approvals.
10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line wetlands must appear on all site plans, be field delineated by EPC staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line.", and ~~the~~ The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surfaces water boundaries and approval by the appropriate regulatory agencies.

- ~~11. The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts to Lowell Road are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~
- ~~12.1-1~~ There shall be no construction access from Bradford Lane.
- ~~12. Prior to Construction Plan approval during the Site Plan development process, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided.~~
- ~~13. As Lowell Road may be a substandard roadway, the developer shall improve Lowell Road (between the project driveway and the nearest standard roadway) to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County Land Development Code. Deviations from Transportation Technical Manual (TTM) Standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.~~
- ~~134. The Developer shall construct sidewalks, at a minimum width of 5 feet, along all applicable road frontages and on both sides of all internal roadways unless otherwise approved through the Section 11 variance process. Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.~~
- ~~15. No roadway connection to Bradford Lane shall be provided. Vehicular access from Bradford Lane to adjacent lots within the development shall be expressly prohibited.~~
14. If PD 21-1234 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east.
15. If PD 21-1234 is approved, the County Engineer will approve a Design Exception (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021), for the Lowell Rd. substandard road improvements. As Lowell Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Lowell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a minimum 5-foot sidewalk along the north side of Lowell Rd. (for total distance of 2,040 feet).
16. The developer shall construct a gated vehicular access connection to Bradford Lane. Such connection shall be restricted to emergency vehicles only and shall be gated with a Knox-box (or similar acceptable to Hillsborough County). Such emergency access connection shall be accompanied by a pedestrian access connection. The pedestrian connection to Bradford Ln. may be gated; however, if gated the pedestrian connection shall be available for the daily use of project residents.

176. The structure considered under this study lies in close proximity to an airport and will be subjected to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible use but the Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design.

1618. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

1719. 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.

1820. Within 90 days of approval by the Hillsborough County Board of County Commissioners, the applicant shall submit to the Development Services Department a revised General Development Plan for certification which conforms to the notes and graphics of the plan to the conditions outlined above and the Land Development Code (LDC). Subsequent to certification of the plan, if it is determined the certified plan does not accurately reflect the conditions of approval or requirements of the LDC, said plan will be deemed invalid and certification of the revised plan will be required.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Fri Nov 5 2021 16:16:27

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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**



**APPLICATION NUMBER: MM 21-1234**

ZHM HEARING DATE: November 15, 2021

BOCC LUM MEETING DATE: January 11, 2022

Case Reviewer: Timothy Lampkin

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**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** MM 21-1234

**DATE OF HEARING:** November 15, 2021

**APPLICANT:** Pulte Group

**PETITION REQUEST:** The Major Modification request is to modify PD 05-1936 to permit townhomes instead of single-family homes and increase the number of dwelling units from 14 to 48 units

**LOCATION:** North side of Lowell Rd., 420 feet east of Delwood Rd.

**SIZE OF PROPERTY:** 6.56 acres, m.o.l.

**EXISTING ZONING DISTRICT:** PD 05-1936

**FUTURE LAND USE CATEGORY:** RES-9

**SERVICE AREA:** Urban

**COMMUNITY PLAN:** Greater Carrollwood Northdale

# DEVELOPMENT REVIEW STAFF REPORT

## 1.0 APPLICATION SUMMARY

Applicant: Trent Stephenson, P.E., President Level Up Consulting

FLU Category: R-9

Service Area: Urban

Site Acreage: 5.54 acres

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

### Existing Approvals:

PD 05-1936, as most recently modified by PRS 18-1303. The PD is approved for a maximum of 14 single-family residential lots with conventional dwellings at a density of 2.13 dwelling per acre. Pursuant to PRS 18-1303, the parcels on the west side parcels are conditioned to a minimum lot size of 6,000 sq. ft., and 6,500 sq. ft. minimum lot size for parcels located on the east side.

### Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development (PD) 05-1936, as modified by PRS 18-1303. This modification to the PD includes six parcels representing 5.45 of the 6.56-acre project boundary, which has frontage on Lowell Road to the south and Bradford Lane to the north. This same assemblage was included in the recent Comprehensive Plan amendment (HC/CPA-20-03), which changed the Future Land Use designation from Residential-4 (RES-4) to Residential-9 (RES-9). The proposed development substitutes detached single-family homes for townhomes and proposes increasing the density from 14 dwellings (2.13 dwellings per acre) to 48 dwellings (8.8 dwellings per acre).

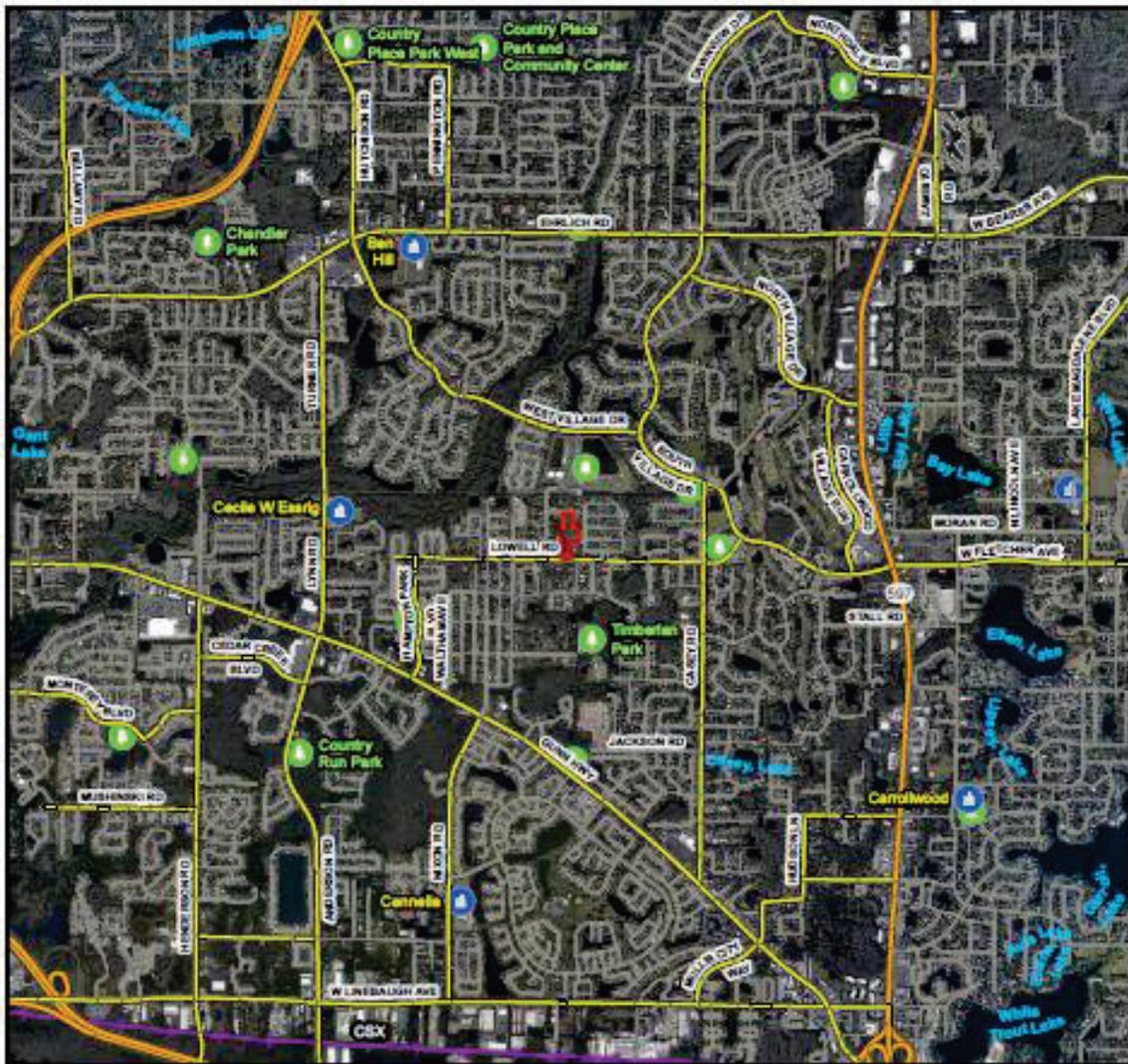
### Additional Information:

PD Variation(s):

None Requested as part of this application

Waiver(s) to the Land Development Code:	None requested
<b>Planning Commission Recommendation:</b>  Consistent	<b>Development Services Recommendation:</b>  Approvable, subject to proposed conditions

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



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

The subject site is located off Lowell Road approximately 2,800 feet to the west of the intersection of Casey Road and Lowell Road, which is also the location of the Carrollwood Cultural Center. The immediate area surrounding the subject property is predominantly residential.

- To the east is property zoned RSC-6 (7,000 sq. ft. min. lot size) and developed with single-family homes.
- North across Bradford Lane and directly west of the subject site is AR zoned property (min. lot size 217,800

sq. ft.) and developed with single-family homes.

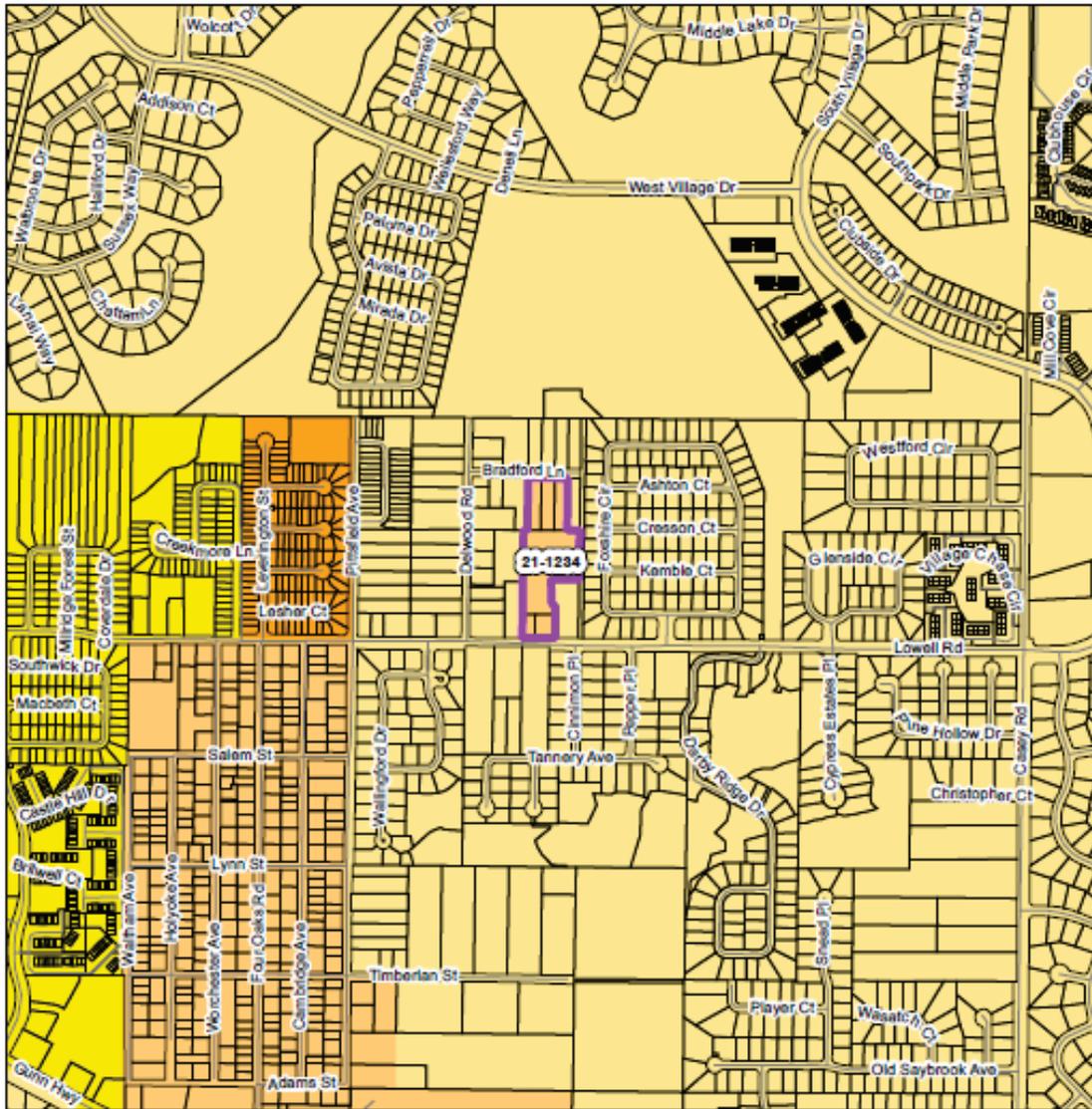
- South across Lowell Road and southwest of the subject property is property zoned RSC-6 and developed with single-family homes.
- To the northwest is RSC-6 zoned property (min. lot size of 7,000 sq. ft.) and developed with single-family

homes.

Approximately 3,800 feet to the east of the subject property is the Carrollwood Country Club located off S. Village Drive. Carrollwood Country Club has a golf course, tennis courts with stadium lighting, a fitness center, a junior Olympic sized heated swimming pool, and banquet facilities.

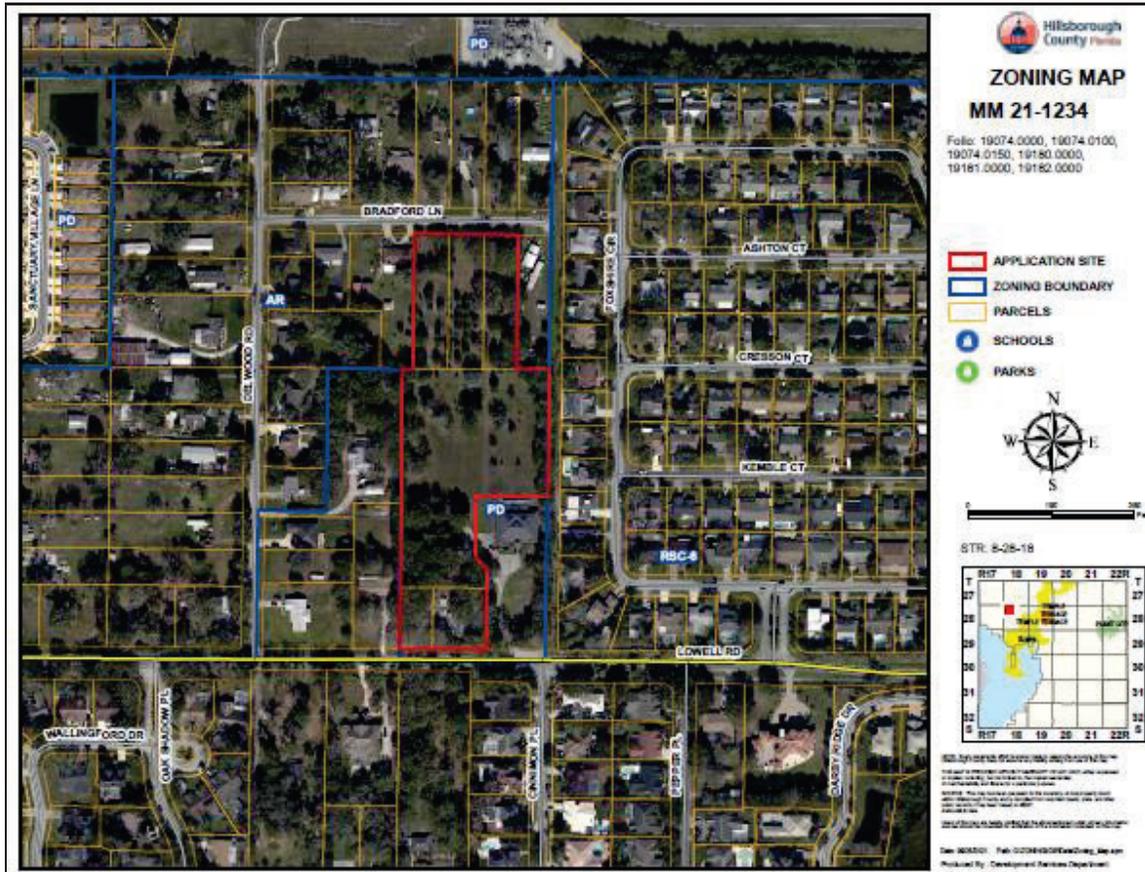
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**2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map**



Subject Site Future Land Use Category:	RES-9 (Residential-9)
Maximum Density/F.A.R.:	9 dwelling units per acre
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

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

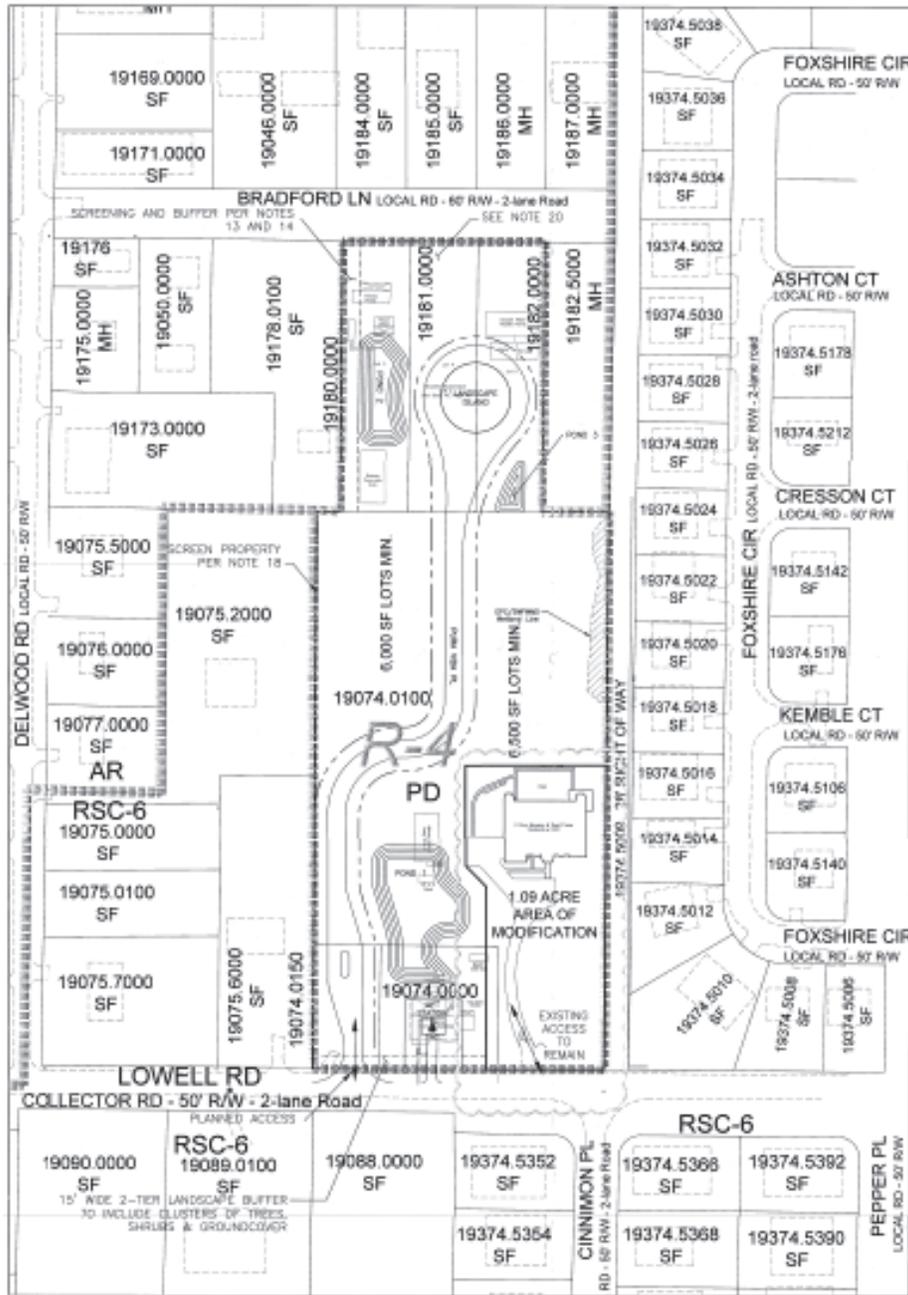


### Adjacent Zonings and Uses

Location :	Zoning :	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	Minimum 1 acre	Single-family home	Single-family homes
South	AS-1	Minimum 1 acre	Single-family home	Single-family homes
East	AS-1	Minimum 1 acre	Single-family home	Single-family homes
West	RSC-3	Minimum 14,520 sq. ft.	Single-family home	Single-family homes

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

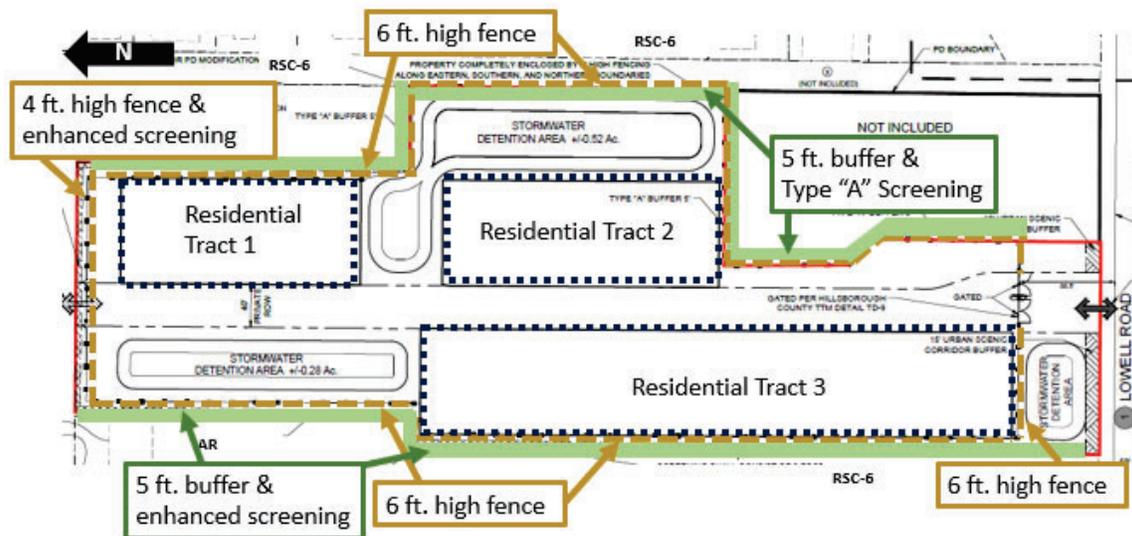


## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

The applicant proposes a 6-foot fence along the east, west, and south property boundary. To the immediate east is property zoned RSC-6 and requires a Type “A”, 5-foot buffer along the entire eastern boundary. The applicant is also required to provide Type “A” screening with a 5-foot buffer along the western property boundary. However, the applicant is proposing additional enhanced screening consisting of 6-foot PVC privacy fencing, a 3-foot high hedge and Oak or Pine trees spaced 20-feet apart along the western boundary. Trees shall be a minimum of 10-feet high at the time of planting, with a minimum of 2-inch caliper, which is nearly equivalent to Type “B” screening, on the western property boundary. The applicant offers the enhanced screening to provide additional buffering for the adjacent homeowners.

Lowell Road is a designated scenic corridor and a 15-foot Urban Scenic Corridor buffer is being provided along Lowell Road. To the north of the scenic corridor buffer area is approximately 75 ft. of queuing / entry area (from the property line) with a retention pond located to the west of the entry/exit queuing area. The site plan shows a 4-foot fence traversing the north side of the development, along with an emergency access. The project will provide two proposed gates with the north gate, which is located off Bradford Lane, being for emergency access. The gates will allow for pedestrian access and connect to sidewalks built along the project’s frontage. The proposed development does not indicate that there will be sidewalk on the project’s frontage for Lowell Road or Bradford Lane; however, they will be required by County Transportation staff to provide sidewalks on both roadways when site plans are submitted for construction.



**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
Lowell Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bradford Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	170	15	15
Proposed	322	24	31
Difference (+/-)	+152	+9	+16

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

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

Notes: Vehicular Connectivity to the north is emergency access only.

<b>Design Exception/Administrative Variance</b> <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Lowell Rd./ Minimum Spacing	Administrative Variance Requested	Approvable
Lowell Rd./ Substandard Road	Design Exception Requested	Approvable

Notes:

#### 4.0 Additional Site Information & Agency Comments Summary

##### Transportation

Design Exception/Adm. Variance Requested  Off-Site Improvements Provided

##### Objections

Yes  N/A  No

**Conditions Requested**

Yes  No

**Additional Information/Comments**

See Staff Report.

<b>4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY</b>				
<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>		<b>Objections</b>		<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area  <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area				

<input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>		<b>Objections</b>		<b>Additional Information/Comments</b>
<b>Transportation</b> <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet", dated 11/03/21.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

**Impact/Mobility Fees:**

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhouse Unit 1-2 Stories)

Mobility: \$5,329 \* 48 units Parks: \$1,656 \* 48 units School: \$7,027 \* 48 units  
 Fire: \$249 \* 48 units

= \$255,792.00 = \$ 79,488.00 = \$337,296.00 =\$ 11,952.00

Total Townhouse = \$684,528.00

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>  <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Hillsborough County City-County Planning Commission review report for in-depth comments.

Density Bonus Requested  Consistent  Inconsistent

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The subject property is located on approximately 5.45 acres at 4901 and 4909 Lowell Road, approximately 2,800 feet to the west of the intersection of Casey Road and Lowell Road, which is also the location of the Carrollwood Cultural Center. The immediate area surrounding the subject property is predominantly residential. The property is located within the limits of the Greater Carrollwood Northdale Community Plan and is located within the Urban Service Area. The applicant requests 48 townhome units on the 5.45-acre subject property with a minimum of 1,600-square-foot lots. At 8.8 dwelling units per acre, the requested density is under maximum allowable density of the RES-9 Future Land Use designation. The applicant is proposing a maximum building height of 30 feet. The RSC-6 zoning located to the southwest of the subject property allows a building height up to 35 feet and the AR zoning located to the northwest and northeast of the subject site allows a building height up to 50 feet.

The site plan proposes a 6-foot fence along with the east, west and south side of the development. A 4-foot fence is provided along the northern boundary off Bradford Lane to provide compatibility and integration with the neighborhood. Along the entire eastern boundary is an approximate 30-foot wide property (folio no. 19374.5009) owned by Tampa Electric Company for a utility right-of-way and developed with utility lines and zoned RSC-6. The applicant is also proposing additional enhanced screening along the western boundary, which exceeds Type "A" screening, to further buffer the existing detached single-family homes adjacent to the western property boundary.

An 8-inch water main exists approximately 50 feet from the site and is located within the south Right-of-Way of Lowell Road. A 12-inch wastewater force main exists adjacent to the site and is located within the north Right-of-Way of Lowell Road. 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.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning and has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

The application does not request any variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering). The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The applicant has requested an Administrative Variance and Design Exception for transportation that have been found approvable by the County Engineer. The Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east. The Design Exception addresses that Lowell Rd. is a substandard collector roadway, and the developer will be required to make certain improvements to Lowell Rd., including constructing a minimum 5-foot sidewalk along the north side of Lowell Rd.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. Planning Commission staff finds the request would also facilitate the vision of the Greater Carrollwood-Northdale Community Plan.

## **5.2 Recommendation**

The proposed project with the proposed development standards, existing scale and restrictions may be found to be compatible with nearby development

patterns. The proposed development satisfies the intent of the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and finds the proposed Major Modification consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Based upon the above, staff finds the request approvable.

Zoning conditions were presented to the Zoning Hearing Master at the hearing and are hereby incorporated into the Zoning Hearing Master's recommendation.

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant and stated that they would begin their planning presentation.

Mr. Stephen Sposato with Level Up Consulting testified on behalf of the applicant and stated that he was a certified land planner. Mr. Sposato showed a PowerPoint presentation and stated that the subject property is located in the Greater Carrollwood Northdale Planning Area and fronts on Lowell Road and Bradford Lane to the north. The Major Modification is consistent with the RES-9 Future Land Use category. He described the surrounding area and stated that the applicant held a neighborhood meeting on September 15<sup>th</sup> which identified the primary issues as pertaining to buffering and access. Mr. Sposato showed a copy of the site plan to discuss the design of the project. The Modification proposes 48 townhomes served by a private street. Access is proposed from Lowell Road. A gated emergency access is proposed onto Bradford Lane. Pedestrian access is not proposed although it is required by zoning condition # 16. A fence and gate on Bradford Lane were originally proposed to be 4-feet in height but is now proposed to be 6-feet in height per zoning condition 7.3. An Administrative Variance for access separation and a design exception will be described later in the applicant's presentation. Mr. Sposato concluded his remarks by stating that there are no objections from reviewing agencies.

Mr. Steve Henry 5023 West Laurel Tampa testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that he conducted a traffic analysis for the project and also submitted an Administrative Variance and Design Exception which have both been deemed approvable. He testified that Lowell Road is a substandard road and is considered a collector roadway with speed bumps on the road. An improvement to the roadway would increase the speed of traffic which is contrary to the intent of the existing speed bumps which help slow down traffic. The County has agreed that it is not appropriate to widen Lowell Road for that reason. Instead, the applicant proposes to construct over 2,000 linear feet of sidewalk on the north side of the road. The sidewalk will

increase pedestrian connectivity and a Design Exception has been deemed approvable. The Administrative Variance regarding access spacing addresses the full access on Lowell Road and the regarding 245 feet of spacing which is prevented by existing driveways that are 155 feet to the west and 120 feet to the east. The existing driveways are associated with single-family homes.

Mr. Tim Lampkin of the Development Services Department, testified regarding the County staff report. Mr. Lampkin testified that the request is to modify the Planned Development to permit an increase from 14 single-family homes to 48 townhomes. He described the location of the property and stated that a Comprehensive Plan amendment was recently approved to designate the property with the RES-9 category. He showed a copy of the site plan and discussed the proposed buffering and screening. A 6-foot fence is proposed on the southern and eastern sides of the site. He concluded his presentation by stating that the project is compatible with the development pattern in the area.

Hearing Master Finch asked Mr. Lampkin to clarify the acreage amount for the property and asked if there was a revised staff report. Mr. Lampkin stated that there is a revised staff report and that the modification acreage is 5.45 acres and total Planned Development site is 6.56 acres.

Hearing Master Finch asked Mr. Lampkin about the use of the property within the Planned Development but not subject to the Major Modification. Mr. Lampkin replied that it is developed with a single-family home.

Mr. Lampkin stated that a zoning condition would be added to recognize the existing single-family home. He stated that zoning condition 7.3 would also be amended to reflect the requested 6-foot high fence.

Ms. Andrea Papandrew of the Planning Commission testified regarding the Planning Commission staff report. Ms. Papandrew stated that the property is designated RES-9 by the Future Land Use Map and is located within the Urban Service Area and the Greater Carrollwood Northdale Community Plan. She described the modification request and the surrounding land uses. The request fulfills the intent of Objective 16 and Policies 16.1, 16.2, 16.3 and 16.5. The modification is also consistent with the Greater Carrollwood Northdale Community Plan which emphasizes an efficient roadway network and a walkable environment. Ms. Papandrew testified that the project will provide two gates for access to the internal private roadway. The gates will allow pedestrian access and connect to the sidewalks along the project frontage. Sidewalks will be required on both roadways when the site plan is submitted for construction. She stated that the Planning Commission staff found the request consistent with the Comprehensive Plan.

Mr. Alex Steady of the County's Transportation Review section testified that the applicant's representative testified that they were not including a pedestrian access to the north however, the site plan submitted and under review shows a

gated access. A zoning condition requires the gated access to Bradford Lane to the north.

Hearing Master Finch asked if the access was a pedestrian access point. Mr. Steady replied yes and added that it is for emergency access only and pedestrian access for persons in the development.

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

Mr. Gilon Levert 4910 Bradford Lane Tampa testified in support and stated that his house is adjacent to the subject property. He stated that he has issues with the fence and gate proposed for pedestrian use to Bradford Lane. He added that he and several neighbors are opposed to any pedestrian access to Bradford Lane with the exception of emergency access only. Mr. Levert testified that he supports the proposed gate and access that Pulte proposed including the fence and vegetation. He stated that he is not excited about the change from 4 units to 9 units per acre which was changed one year ago. He does not want the surrounding area to be multi-family townhomes. Mr. Levert stated that Pulte has been very helpful and happy to have this project go forward.

Hearing Master Finch asked Mr. Levert if he was supporting the project with the exception of the pedestrian access. Mr. Levert replied yes and stated that he is opposed to any pedestrian access onto Bradford Lane.

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

Mr. Mark Livingston 13002 Delwood Road testified in opposition. Mr. Livingston stated that he lives down the street from the subject property. He added that he has no idea how the property was changed to RES-9 and how he did not know about it. The majority of the properties in the area are one-half acre in size. Mr. Livingston stated that his main issue is not the density but rather the proposed sidewalks on Lowell as there is a flooding issue in the area which includes the subject property. The subject property will be backfilled which will make flooding in the surrounding area worse. He detailed the ditches in the neighborhood and stated that proposed sidewalks will block drainage. Mr. Livingston testified that the construction in the neighborhood has already begun to affect drainage. He concluded his remarks by stating that the stormwater maps for the area show the water coming down Delwood and turning right up to Lowell Road where water does not run uphill.

Ms. Corbett testified during the rebuttal period that the applicant has been working with the neighbors regarding the pedestrian connection and she understands that there is an objection to that connection. She clarified that the applicant does not object to the condition being removed at the pleasure of the Zoning Hearing Master or the Board of County Commissioners.

Hearing Master Finch asked Ms. Corbett if she was aware that pedestrian access was required by a zoning condition. Ms. Corbett replied yes.

Ms. Corbett continued her rebuttal testimony by stating that the Planning Commissions comments regarding sidewalks is also required by the Land Development Code and will be provided. She stated that Pulte had nothing to do with the Comprehensive Plan amendment and that notice was required. She introduced Mr. Trent Stephenson who is the project engineer.

Mr. Trent Stephenson 505 East Jackson Street Tampa testified on behalf of the applicant regarding drainage issues. The project adheres to all Southwest Florida Water Management District and County development regulations. The project is not allowed to create adverse impacts to the neighbors, either upstream or downstream. He added that through the design of the drainage system, he would look to alleviate current drainage issues and certainly will not make the issue worse.

Ms. Corbett testified that she has no objection to acknowledging the existing single-family home.

Hearing Master Finch then concluded the hearing.

Hearing Master Finch reopened the hearing to take testimony in opposition.

Mr. Tom Jones 13045 Delwood Road testified in opposition and stated that his family bought the home on Delwood 62 years ago and he has resided there almost 59 years. The area has drainage issues. He is concerned about the pedestrian traffic coming out onto Bradford Lane heading to the park. There are no sidewalks or streetlights and he and several other residents have almost hit pedestrians at night. He added that he is fine with the emergency access and his opposition is to the additional pedestrian traffic.

Ms. Corbett testified in rebuttal that the applicant supports the residents request that the condition be removed but that she understands it is required as a zoning condition.

## **EVIDENCE SUBMITTED**

\*Mr. Henry submitted documents regarding the proposed sidewalk and information regarding the roadways in the area into the record.

## **PREFACE**

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

## FINDINGS OF FACT

1. The subject site is 6.56 acres in size and is zoned Planned Development (05-1936). The property is designated RES-9 by the Comprehensive Plan and located in the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
2. The Planned Development (PD) is currently approved for a maximum of 14 single-family dwelling units.
3. The primary access for the project will be on Lowell Road. A gated emergency access point is proposed onto Bradford Lane. The proposed zoning conditions require the emergency access point to include pedestrian access to Bradford Lane.
4. The Major Modification request proposes to modify 5.45 acres of the PD. The modification proposes to replace the 14 single-family homes with 48 townhomes.
5. The Planning Commission found the request fulfills the intent of Objective 16 and Policies 16.1, 16.2, 16.3 and 16.5 and is consistent with the Greater Carrollwood Northdale Community Plan which emphasizes an efficient roadway network and a walkable environment. The proposed gates will allow pedestrian access and connect to the sidewalks along the project frontage. Planning Commission staff found the request consistent with the Comprehensive Plan.
6. No Planned Development variations are requested as a part of the Major Modification application.
7. Testimony in support of the request (including the proposed emergency access) but opposed to the required pedestrian access onto Bradford Lane was provided at the Zoning Hearing Master hearing. The testimony focused on primarily the opposition to the pedestrian access due to the lack of sidewalks and street lights in the area and the existing park. Concerns were also expressed regarding the lack of adequate drainage in the neighborhood and the effect of the additional development of 48 townhomes to the drainage condition. One neighbor testified that he did not know about the recent RES-9 Comprehensive Plan amendment and stated that he did not want the area to be developed with primarily townhomes.
8. The applicant's representative testified that they supported the resident's concerns not to have pedestrian access to Bradford Lane but understood that it was required by Hillsborough County as a zoning condition. The

applicant's representative added that they would be accepting of what was approved by the Board of County Commissioners.

9. Hillsborough County Transportation staff and the Planning Commission staff testified that the pedestrian access should be required to provide connectivity to the area. County Transportation staff stated in their agency comments that staff believes that not providing the pedestrian connection creates a greater potential for unsafe pedestrian connections.
10. In response to the flooding concerns raised by the neighbors, the applicant's engineer testified that the project would meet all applicable SWFWMD and County drainage regulations.
11. The proposed modification is consistent with the RES-9 Future Land Use category.
12. The pedestrian connection to Bradford Lane should be required as a zoning condition as County Transportation staff has stated that the developer constructed sidewalks along the Lowell Road and Bradford Lane frontages result in a safer and shorter route to the Carrollwood Village Park thereby increasing pedestrian safety.
13. The proposed modification for the replacement of single-family homes to townhomes and increase in the number of dwelling units from 14 units to 48 units is consistent with the RES-9 Future Land Use category. The proposed full access on Lowell Road and emergency access onto Bradford Lane limits the vehicular impacts to the surrounding community. The required pedestrian access onto Bradford Lane is in accordance with the connectivity goals of Hillsborough County and results in a safer pedestrian condition given the location of the nearby Carrollwood Village Park.

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

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

#### **CONCLUSIONS OF LAW**

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

## SUMMARY

Planned Development 05-1936 is currently approved for a maximum of 14 single-family homes.

The Major Modification request proposes to modify 5.45 acres of the PD. The modification replaces the single-family homes for townhomes and proposes to increase the maximum number of dwelling units from 14 to 48 units. No Planned Development variations are requested.

The primary access for the project will be on Lowell Road. A gated emergency access point is proposed onto Bradford Lane. The proposed zoning conditions require the emergency access point to include pedestrian access to Bradford Lane.

Testimony in support of the request (including the proposed emergency access) but opposed to the required pedestrian access onto Bradford Lane was provided at the Zoning Hearing Master hearing. The testimony focused on primarily the opposition to the pedestrian access due to the lack of sidewalks and street lights in the area and the existing park. Concerns were also expressed regarding the lack of adequate drainage in the neighborhood and the effect of the additional development of 48 townhomes to the drainage condition. One neighbor testified that he did not know about the recent RES-9 Comprehensive Plan amendment and stated that he did not want the area to be developed with primarily townhomes.

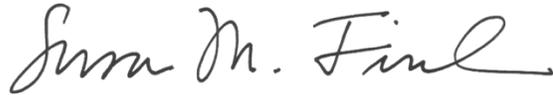
The applicant's representative testified that they supported the resident's concerns not to have pedestrian access to Bradford Lane but understood that it was required by Hillsborough County as a zoning condition. The applicant's representative added that they would be accepting of what was approved by the Board of County Commissioners.

Hillsborough County Transportation staff and the Planning Commission staff testified that the pedestrian access should be required to provide connectivity to the area. County Transportation staff stated in their agency comments that staff believes that not providing the pedestrian connection creates a greater potential for unsafe pedestrian connections.

The pedestrian connection to Bradford Lane should be required as a zoning condition as County Transportation staff has stated that the developer constructed sidewalks along the Lowell Road and Bradford Lane frontages result in a safer and shorter route to the Carrollwood Village Park thereby increasing pedestrian safety.

## RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Major Modification to Planned Development 05-1936 as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

A handwritten signature in black ink that reads "Susan M. Finch". The signature is written in a cursive style with a large initial 'S' and a long, sweeping tail.

**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> November 15, 2021  <b>Report Prepared:</b> November 4, 2021	<b>Petition: MM 21-1234</b>  <i>North of Lowell Road and Cinnimon Place intersection; east of Deiwood Road and south of Bradford Lane</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-9 (9 du/ga; 0.50 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Greater Carrollwood-Northdale</b>
<b>Requested Modification:</b>	Modify an existing Planned Development (PD 05-1936) to allow for up to 48 townhomes and an emergency access only connection to Bradford Lane
<b>Parcel Size (Approx.):</b>	5.46 +/- acres (237,838 sq. ft.)
<b>Street Functional Classification:</b>	Lowell Road – <b>Collector</b> Bradford Lane – <b>Local Road</b> Deiwood Road – <b>Local Road</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## Context

- The subject property is located on approximately 5.46 acres north of the Lowell Road and Cinnamon Place intersection, east of Deiwood Road and south of Bradford Lane. The subject property is located within the Urban Service Area. It falls within the limits of the Greater Carrollwood- Northdale Community Plan.
- The subject property's Future Land Use designation is Residential-9 (RES-9). Typical uses of RES-9 include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The Residential-4 (RES-4) Future Land Use category surrounds the project on all sides.
- The subject property is a vacant lot with Planned Development (PD 05-1936) zoning. There are single family and vacant lots with Agricultural Rural (AR) zoning to the north and west, and Residential - Single-Family Conventional (RSC-6) zoning to the south, east and west. Planned Development zoning is also to the immediate west.
- The applicant requests to modify an existing Planned Development (PD 05-1936) to allow for up to 48 townhomes and an emergency access only connection to Bradford Lane. The modification includes six parcels representing 5.45 acres of the total 6.56 acre project. The subject property was part of Comprehensive Plan Amendment HC/CPA 20-03 which changed the Future Land Use designation from Residential-4 (RES-4) to Residential-9 (RES-9).

### Compliance with Comprehensive Plan:

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

### **Future Land Use Element**

#### ***Urban Service Area (USA)***

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

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

### **Neighborhood/Community Development**

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

**Policy 16.1:** *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a. *locational criteria for the placement of non-residential uses as identified in this Plan;*
- b. *limiting commercial development in residential land use categories to neighborhood scale;*
- c. *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

*in those locations*

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

## **Conservation and Aquifer Recharge Element**

### **Wetlands and Floodplain Resources**

**Objective 4:** *The County shall continue to apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and other surface waters authorized for projects in Hillsborough County, consistent with the Uniform Mitigation Assessment Method. The County shall work with the Environmental Protection Commission, the Southwest Florida Water Management District, the Florida Department of Environmental Protection, and the Tampa Bay Estuary Program to achieve a measurable annual increase in ecological values provided by the functions performed by wetlands and other surface waters. It shall be the County's intent to maintain optimum wetland functions as well as acreage.*

**Policy 4.1:** *The County shall, through the land use planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to conserve and protect wetlands from detrimental physical and hydrological alteration.*

**Policy 4.3:** *The County shall, through the land planning and development review processes, and in cooperation with the Environmental Protection Commission, continue to prohibit unmitigated encroachment into wetlands.*

**Policy 4.12:** *Priority shall be given to avoiding the disturbance of wetlands in the County and to encourage their use only for purposes which are compatible with their natural functions and environmental benefits.*

**Policy 4.13:** *Development which impacts wetlands may be deemed appropriate only as a last resort; where:*

- 1. reasonable use of the property is otherwise unavailable and/or onsite preservation of a functioning wetland system is deemed unsustainable;*
- 2. the adverse impact is offset by the benefit of the development to the public such that it is reasonable, in the public interest and an acceptable mitigation plan is proposed.*

*This determination shall be made by Hillsborough County and/or the Environmental Protection Commission of Hillsborough County.*

**Policy 4.14:** *The development review process, part of a comprehensive program for the protection of wetlands, shall make every effort to maintain natural undisturbed wetlands by way of a sequential review process that first evaluates all means of avoiding wetland impacts in regard to a particular project; if necessary, secondly, evaluates and requires measures to minimize wetland impacts; and if necessary, thirdly, evaluates and requires the mitigation of wetland impacts.*

## **Livable Communities Element**

### **Greater Carrollwood – Northdale Community Plan**

#### **Vision**

*Each community kept its character through continued enforcement of regulations. Protection of our residential areas is maintained by not allowing the proliferation of commercial into the residential areas, but rather focusing it into community activity centers. We continue to keep each neighborhood interconnected by way of sidewalks, landscaped trails, bicycle paths and pedestrian overpasses/underpasses.*

#### **2. Community Design/Culture**

**Goal 2:** *Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.*

#### **Strategies:**

- Promote focal points and landmarks that reflect the uniqueness of the each neighborhood within community area.*
- New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*
- Preserve the character and integrity of existing neighborhoods through increased code enforcement.*

- *Streetscapes along our roadways shall be consistent with the adopted Livable Roadways Guidelines document.*

*Livable Roadways provide:*

- *Active uses that promote pedestrian activity and offer a balance to meet peoples' daily needs*
- *Safe, continuous sidewalks on both sides of the street*
- *Street furnishings such as benches, trash receptacles, pavement treatment such as brickwork, texture, pavers, landscaping, transit shelters and lighting appropriate to the setting*
- *Direct routes between destinations that minimize conflicts between pedestrians and automobiles*

### **3. Transportation/Walkability**

*Plan and implement transportation concurrent with development, which provides connectivity, and promotes transit-friendly, safe, efficient design, emphasizing alternative modes of transportation thus meeting the needs of all citizens.*

**Goal 4:** *Provide a well maintained, safe and efficient road and street network.*

#### **Strategies:**

- *Relieve traffic congestion by improving the timing of signalization along Dale Mabry Highway and other major corridors (Erlich/Bearss, Florida, Fletcher, Linebaugh/Busch, and Lynn Turner) to be uniform and consistent with real time control, traffic surveillance cameras at major intersections along Dale Mabry Highway, etc.*
- *Install Intelligent Transportation Systems (ITS) to improve transportation safety and mobility through the integration of a broad range of wireless advanced communications technologies. Familiar ITS technologies include electronic toll collection, in-vehicle navigation systems; rear-end collision avoidance systems and dynamic message signs.*
- *Identify opportunities and support the construction of a north/south route corridor to relieve congestion. Study Lynn Turner/Anderson Road and North Boulevard Avenue as potential alternatives. (see concept map) Implement by adding this corridor to the adopted Corridor Preservation Map.*
- *Enhance traffic safety features of the roadway network to relieve traffic accidents, in particular those involving pedestrians and bicycles. Special consideration should be given to the intersections along Dale Mabry Highway such as Handy Road and to intersections along Florida Avenue, such as Bearss and Fletcher Avenues. Methods could include additional signage, traffic calming techniques, stricter enforcement of red light violations, cameras and/or a pedestrian over/underpass.*
- *Design roadways in a manner that incorporates the multimodal concepts expressed by the Livable Roadway Guidelines to the fullest. (i.e. use traffic calming techniques in appropriate locations such as Northdale Blvd. and Brushy Creek Road from Lynn Turner to Carrollwood Meadows to reduce vehicle speed and discourage cut through traffic.) Traffic calming, through design alternatives rather than speed humps should be incorporated in new developments and redevelopment.*
- *Provide traffic congestion relief to those areas that are high volume during peak hours. (i.e. Sheriff directing traffic at churches and schools, additional traffic signals where warranted, etc).*
- *Study opportunities to improve traffic flow on Lynn Turner Road; consider adding a center turn lane.*

- *Construct pedestrian/bicycle overpasses/underpasses along North Dale Mabry Highway at community activity centers. (see concept map)*
- *Construct pedestrian refuge islands in Florida Avenue at bus stops to facilitate safe crossing of the road by bus patrons and others.*
- *Improve safe turning movements along Dale Mabry Highway. (e.g. consider adding a left turn arrow on northbound Dale Mabry Highway at Northdale Boulevard and addition of turn arrows at Northdale Boulevard/Hoedt Road.)*
- *Implement community preferred traffic calming techniques along Northdale Boulevard and Brushy Creek Blvd. The community prefers traffic calming through design alternatives, speed limits, enforcement, or technology such as cameras over the use of speed humps/tables.*
- *Implement street and multi-modal improvements as the area redevelops such as benches, covered bus stops, improved cross walks, pedestrian over/underpasses*
- *Provide adequate roadway network, bicycle lanes and sidewalks to ensure appropriate capacity to the neighborhoods (such as Lake Magdalene, Carrollwood, and Northdale).*
- *Provide maintenance of the major corridors and roadway network.*
- *Improve traffic flow and circulation near schools (e.g. EJ Essrig) by increasing and/or lengthening the drop off/pick up lanes, improving enforcement of the speed limit, and preventing school overflow traffic from blocking through traffic on the perimeter roadways.*
  - *Support the “Adopt a Road” program.*
  - *Improve ingress and egress to Jimmy B Keel Library.*

**Goal 5:** *Create a walkable environment that is safe and convenient through the connection of sidewalks, crosswalks, paths and trails that link both natural and built environments.*

**Strategies:**

- *New development will provide pedestrian infrastructure and amenities that connect to existing facilities along roadway network. Priority shall be given to designing in a manner that fosters safe walkable/biking along Dale Mabry Highway, Bearss Ave, Fletcher Ave. Linebaugh Ave, Gunn Hwy and Handy Road.*
- *Use the adopted Livable Roadways Guidelines to maximum extent possible to accomplish Goal 5.*
- *Provide interconnected system of parks, open spaces and other amenities that is easily accessible and pedestrian friendly, with special attention to the Upper Tampa Bay trail and other greenways/trails on the adopted Greenways and Trails Master Plan.*
- *Provide sidewalks along both sides of roadways connecting to public parks. (such as along Four Oaks Road to Timberlane Park, Lake Park etc).*
- *Ensure that pedestrian facilities such as sidewalks and trails are implemented concurrent with or before the vehicular improvements. Prioritize pedestrian circulation and facilities over vehicular improvements.*
- *Provide direct and multiple street and sidewalk connections within development projects and their building entrances as well as to adjacent projects to form a cohesive connected and integrated development pattern.*
- *Provide pedestrian access to the cultural amenities and other assets within the neighborhoods such as the Carrollwood Cultural Center, parks such as Northdale Park and Lake Park, libraries, existing shopping areas and future community activity centers.*
- *Focus efforts on building facilities that will complete the existing sidewalk, bicycle, pedestrian and trail network.*

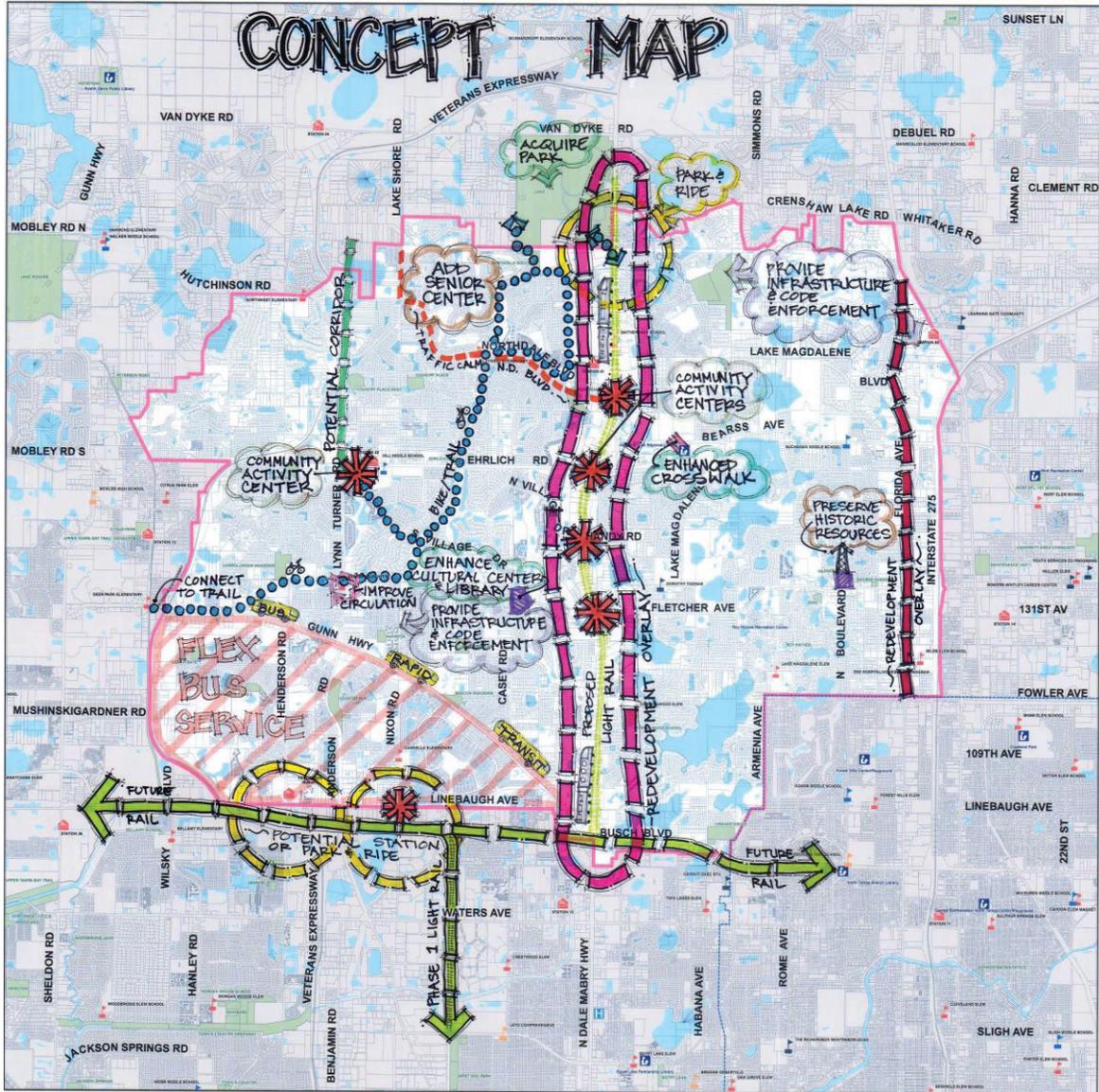


Figure 22A – Greater Carrollwood-Northdale Communities Plan Concept Map, Livable Communities Element, Unincorporated Hillsborough County Comprehensive Plan

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

The subject property is located on approximately 5.46 acres north of the Lowell Road and Cinnamon Place intersection, east of Deiwood Road and south of Bradford Lane. The subject property is located within the Urban Service Area. It falls within the limits of the Greater Carrollwood-Northdale Community Plan. The applicant requests to modify an existing Planned Development (PD 05-1936) to allow for up to 48 townhomes and an emergency access only connection to Bradford Lane. The modification includes six parcels representing 5.45 acres of the total 6.56 acre project. The subject property was part of Comprehensive Plan Amendment HC/CPA 20-03 which changed the Future Land Use designation from Residential-4 (RES-4) to Residential-9 (RES-9).

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments.

The site is currently approved for up to 14 single family detached dwelling units of units. The applicant proposes removing the detached single family units and substituting single family attached residential dwellings (townhomes) for an increase to 48 units with lot sizes at a minimum of 1,600 sq. ft. The property is accessed via Lowell Road, a collector road. The surrounding properties include single family residential and vacant lots. To the north is Tampa Electric Company reclaimed water. The proposed major modification is consistent with the RES-9 Future Land Use category and fulfills the intent of Objective 16 and Policies 16.1, 16.2, 16.3 and 16.5.

The Greater Carrollwood Community Plan emphasizes providing a well maintained and efficient roadway network and a walkable environment that is both safe and convenient. Goal 5 of the Community Plan states that new development will provide pedestrian infrastructure and amenities that connect to existing roadway facilities. Goal 5 also seeks to provide direct and multiple street and sidewalk connections within development projects and their building entrances with adjacent projects to develop a cohesive connected and integrated development pattern. The project will provide two proposed gates that are only for the internal private roadway. The gated access does not support the Community Plan's intent to provide direct street and sidewalk connections within development projects and their building entrances. However, the gates will allow for pedestrian access and connect to sidewalks built along the project's frontage. The proposed development does not indicate that there will be sidewalk on the project's frontage for Lowell Road or Bradford Lane but, they will be required by County Transportation staff to provide sidewalks on both roadways when site plans are submitted for construction.

There are wetlands present on the subject property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is compatible with the existing residential development pattern in the area. The request would also facilitate the vision of the Greater Carrollwood- Northdale Community Plan.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 21-1234

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

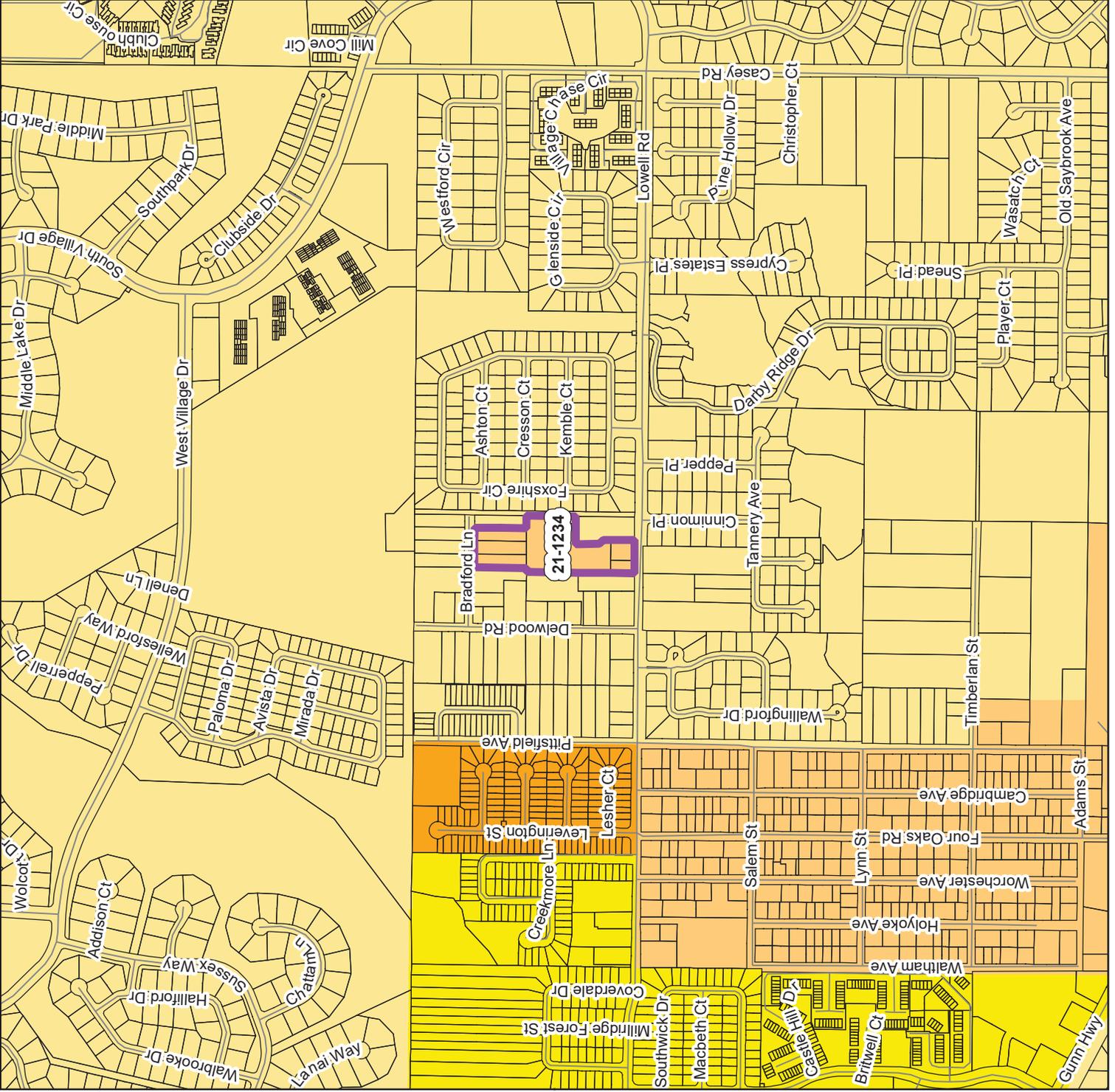
Tampa Service Area  
 Urban Service Area  
 Shoreline  
 County Boundary  
 Jurisdiction Boundary  
 Roads  
 Parcels

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-1/5 (.25 FAR)
- AGRICULTURAL-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 9/22/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_H\Rezoning - Copy.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



**DEVELOPMENT SERVICES**

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

**HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT**

**GENERAL SITE PLAN REVIEW/CERTIFICATION**

**BOARD OF COUNTY  
COMMISSIONERS**

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

**COUNTY ADMINISTRATOR**

Bonnie M. Wise

**COUNTY ATTORNEY**

Christine M. Beck

**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel

Project Name: Lowell Road

Zoning File: None Modification: MM 21-1234

Atlas Page: None Submitted: 12/20/21

To Planner for Review: 12/20/21 Date Due: ASAP

Contact Person: R. Trent Stephenson Phone: trent@levelupflorida.com

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

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

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

Reviewed by: Tim Lampkin Date: 12/20/2021

Date Agent/Owner notified of Disapproval: \_\_\_\_\_







# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** GCN/Northwest

**DATE:** 11/03/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO:** PD MM 21-1234

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 152 average daily trips, 9 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour.
- If PD 20-1234 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east.
- If PD 20-1234 is approved, the County Engineer will approve a Design Exception (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021), for the Lowell Rd. substandard road improvements. As Lowell Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Lowell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a minimum 5-foot sidewalk along the north side of Lowell Rd. (for total distance of 2,040 feet).
- The developer shall construct a gated vehicular access connection to Bradford Lane. Such connection shall be restricted to emergency vehicles only and shall be gated with a Knox-box (or similar acceptable to Hillsborough County). Such emergency access connection shall be accompanied by a pedestrian access connection. The pedestrian connection to Bradford Ln. may be gated; however, if gated the pedestrian connection shall be available for the daily use of project residents.
- Transportation Review Section staff has no objection to the proposed request, subject to the conditions of approval provided hereinbelow.

**CONDITIONS OF APPROVAL**

In addition to the previously approved zoning conditions, which shall carry forward, staff is requesting the following new and other conditions:

*Revised Conditions*

~~11. — The general design, number and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations as found in the Land Development Code (Land Development Code Section 6.04). The design and construction of curb cuts to Lowell Road are subject to approval by the Hillsborough County Development Services Department. Final design, if approved by~~

~~Hillsborough County Development Services Department may include, but is not limited to: left turn lanes, acceleration lane(s) and deceleration lane(s). Access points may be restricted in movements.~~

*[Staff is proposing removal of this condition in order to eliminate outdated language concerning Planned Developments.]*

~~12. — Prior to Construction Plan approval during the Site Plan development process, the Developer shall provide a traffic analysis, signed by a Professional Engineer, showing the length of the left and right turn lanes needed to serve development traffic. The turn lane shall be constructed to FDOT and/or Hillsborough County standards using FDOT standard Index 301 & 526 and an asphalt overlay shall be applied over the entire portion of roadway where a left turn lane is provided.~~

*[Staff is proposing removal of this condition because the applicant has provided documentation in the form of analysis indicating turn lanes are no longer warranted for the proposed project.]*

~~13. — As Lowell Road may be a substandard roadway, the developer shall improve Lowell Road (between the project driveway and the nearest standard roadway) to current County standards unless otherwise approved in accordance with Section 6.04.02.B. of the Hillsborough County Land Development Code. Deviations from Transportation Technical Manual (TTM) Standards may be considered in accordance with Section 1.7.2 and other applicable sections of the Hillsborough County TTM.~~

*[Staff is proposing removal of this condition in order to replace with the Design Exception condition that was found approvable by the County Engineer.]*

14. The Developer shall construct sidewalks, at a minimum width of 5 feet, along all applicable road frontages. ~~and on both sides of all internal roadways unless otherwise approved through the Section 11 variance process.~~ Pedestrian interconnectivity shall be provided between uses and adjacent parcels. All cross access shall be in accordance with the Hillsborough County Land Development Code Section 6.04.03 Q.

*[Staff is proposing modification of this condition due to the private driveway proposed in the project no longer requiring internal roadway requirements.]*

~~15. — No roadway connection to Bradford Lane shall be provided. Vehicular access from Bradford Lane to adjacent lots within the development shall be expressly prohibited.~~

*[Staff is proposing removal of this condition because emergency and pedestrian access is required on Bradford Lane.]*

*New Conditions:*

- If PD 20-1234 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east.
- If PD 20-1234 is approved, the County Engineer will approve a Design Exception (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021), for the Lowell Rd. substandard road improvements. As Lowell Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Lowell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development,

the developer must construct a minimum 5-foot sidewalk along the north side of Lowell Rd. (for total distance of 2,040 feet).

- The developer shall construct a gated vehicular access connection to Bradford Lane. Such connection shall be restricted to emergency vehicles only and shall be gated with a Knox-box (or similar acceptable to Hillsborough County). Such emergency access connection shall be accompanied by a pedestrian access connection. The pedestrian connection to Bradford Ln. may be gated; however, if gated the pedestrian connection shall be available for the daily use of project residents.

Other Conditions

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Replace note 4 within the “General Notes” part of the plan which states, “Internal streets are to be private.” With a note stating, “Internal driveways are to be private.” [Note: Staff cannot support internal streets for the project as currently shown. Doing so would require compliance with the Transportation Technical Manual (TTM) which requires road rights-of-way to be a minimum of 50 feet in width (only 40 feet are provided).];
- Replace the label which states “Gated for Emergency Access Only” to “Gated Emergency-Only Vehicular Access and Gated Pedestrian Access – See Conditions of Approval”

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting a major modification to previously approved PD 18-1303 to increase entitlements from 14 Single Family Dwelling Units to 48 Multi Family Units. MM 21-1234 includes six parcels totaling +/- 5.45 acres. The site is located 0.5 miles west of the intersection of Lowell Rd. and Casey Rd. The Future Land Use designation of the site is R-9.

***Trip Generation Analysis***

Staff has prepared a comparison of the trips potentially generated under the previously approved zoning and the proposed planned development including the additional residential units, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 14 Single Family Residential Dwelling Units (ITE code 210)	<b>170</b>	<b>15</b>	<b>15</b>

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 48 Multi Family Dwelling Units (ITE code 220)	<b>322</b>	<b>24</b>	<b>31</b>

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+152</b>	<b>+9</b>	<b>+16</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 152 average daily trips, 9 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Lowell Rd. is a 2-lane, substandard, Hillsborough County maintained, collector roadway, characterized by +/-10 feet travel lanes. The existing right-of-way on Lowell Rd. ranges between +/-50 feet and +/- 75 feet. There are no marked bicycle facilities on Lowell Rd. but there is a 5-foot sidewalk present on the south side of the roadway, adjacent to the proposed project.

**SITE ACCESS**

The project is proposing one full access (1) connection to Lowell Rd. and one (1) emergency access and pedestrian connection to Bradford Lane. If PD 21-1234 is approved, vehicular and pedestrian access will be via Lowell Ave with an additional pedestrian access via Bradford Rd.

**PEDESTRIAN SAFETY**

Staff has reviewed safety concerns raised by residents in the area concerning the required pedestrian access from the project to Bradford Ln. and believe that not providing this connection creates a greater potential for unsafe pedestrian connection.

Per Sections 6.02.08 and 6.03.02 of the LDC, “Sidewalks shall be required in all land use categories, where necessary to provide for safe pedestrian circulation.”

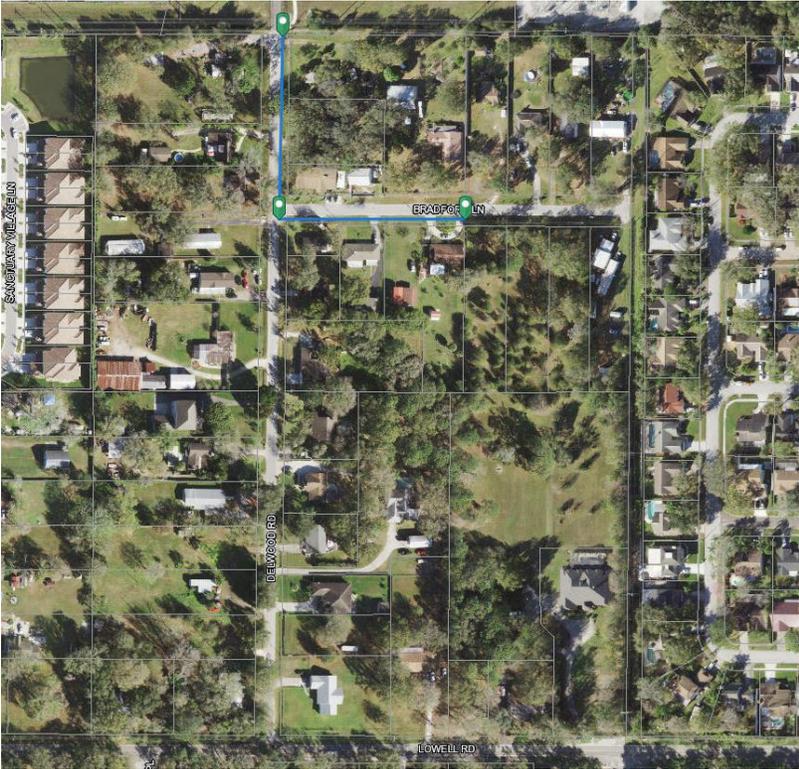
The required pedestrian connectivity from the project to Bradford Ln. provides for safe pedestrian circulation required by the LDC. This is particularly critical for residents who are walking from the proposed project to Carolwood Village Park to the north. As per LDC requirements, the proposed project will be required to build sidewalks along its frontage on Lowell Rd. and Bradford Ln. Measuring the distance from that required sidewalk and pedestrian connection from the property on Bradford Ln. to the entrance of the park amounts to +/- 700 feet. The distance of the route a resident would take to get the park without the pedestrian connection on Bradford Ln. is +/-1,725 feet. This longer route also includes a section along a collector roadway and the use of Delwood Rd., which does not have sidewalks. It is for these reasons staff is requiring the pedestrian access from the property to Bradford Ln.

Route	Approximate Distance (Total)		Percentage of Route Along Collector Roadway
	in feet	in miles	
Most Direct Route (With Pedestrian Connection)	700	0.13	0%
South/Western Route (Without Connection)	1,725	0.32	23%

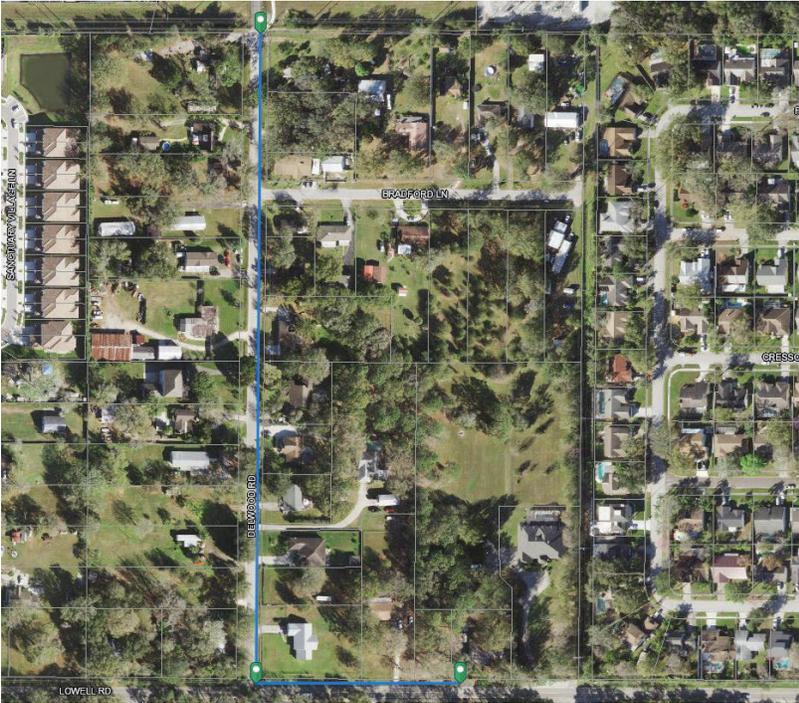
Given the above, the safest route for residents of the project to reach Carolwood Village Park is with the pedestrian connection to Bradford Ln.

The images below show the walking routes calculated.

Most Direct Route: +/- 700 feet Total, +/- 0 feet Along a Collector Roadway



South/Western Route: +/- 1,725 feet Total, +/- 400 feet Along a Collector Roadway



### **REQUESTED VARIANCE**

If PD 20-1234 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021). Approval of this Administrative Variance will permit the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east.

### **REQUESTED DESIGN EXCEPTION**

If PD 20-1234 is approved, the County Engineer will approve a Design Exception (dated October 26, 2021) which was found approvable by the County Engineer (on October 29, 2021), for the Lowell Rd. substandard road improvements. As Lowell Rd. is a substandard collector roadway, the developer will be required to make certain improvements to Lowell Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer must construct a minimum 5-foot sidewalk along the north side of Lowell Rd. (for total distance of 2,040 feet).

### **ROADWAY LEVEL OF SERVICE (LOS)**

Lowell Road is not included in the 2020 Level of Service (LOS) Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Lowell Rd.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bradford Ln.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	170	15	15
Proposed	322	24	31
Difference (+/-)	+152	+9	+16

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

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

Notes: Vehicular Connectivity to the north is emergency access only.

<b>Design Exception/Administrative Variance</b> <input checked="" type="checkbox"/> Not applicable for this request		
<b>Road Name/Nature of Request</b>	<b>Type</b>	<b>Finding</b>
Lowell Rd./ Minimum Spacing	Administrative Variance Requested	Approvable
Lowell Rd./ Substandard Road	Design Exception Requested	Approvable

Notes:

<b>4.0 Additional Site Information &amp; Agency Comments Summary</b>			
<b>Transportation</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

**COMMISSION**

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



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 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> November 15, 2021</p> <p><b>PETITION NO.:</b> 21-1234</p> <p><b>EPC REVIEWER:</b> Jackie Perry Cahanin</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1241</p> <p><b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a></p>	<p><b>COMMENT DATE:</b> September 8, 2021</p> <p><b>PROPERTY ADDRESS:</b> 4904, 4906, 4908 Bradford Ln, 4909 Lowell Rd, Tampa</p> <p><b>FOLIO #:</b> 0190740000; 0190740100; 0190740150; 0191800000; 0191810000; 0191820000</p> <p><b>STR:</b> 08-28S-18E</p>
<p><b>REQUESTED ZONING:</b> Major Mod to PD</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	10/2007
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Located in east central portion of parcel.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).</li> </ul>	

*Environmental Excellence in a Changing World*

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

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

**INFORMATIONAL COMMENTS:**

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

- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

jpc/mst

cc: [trent@levelupflorida.com](mailto:trent@levelupflorida.com)



## Adequate Facilities Analysis: Rezoning

**Date:** 10-14-2021

**Acreage:** 5.45 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** Planned Development

**Case Number:** RZ 21-1234

**Future Land Use:** R-9

**HCPS #:** RZ-405

**Maximum Residential Units:** 48 Units

**Location:** Northside of Lowell Road and 420 feet east of Delwood Road, 33624

**Residential Type:** Single-Family Attached

**Parcel Folio Number(s):** 19074.0100, 19180.0000, 19181.0000, 19182.0000, 19074.0150, 19074.0000

School Data	Essrig Elementary	Hill Middle	Gaither High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	825	1170	2161
<b>2020-21 Enrollment</b> K-12 enrollment on 2020-21 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	542	1017	2002
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	66%	87%	93%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/14/2021	1	20	27
<b>Students Generated</b> 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	6	3	4
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	67%	89%	94%

**Notes:** Essrig Elementary, Hill Middle, and Gaither High currently have adequate capacity for the proposed project.

**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.**

Matthew Pleasant  
 Department Manager, Planning & Siting  
 Growth Management Department  
 Hillsborough County Public Schools  
 E: [matthew.pleasant@hcps.net](mailto:matthew.pleasant@hcps.net)  
 P: 813.272.4429



**AGENCY REVIEW COMMENT SHEET**

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

**TO:** Zoning Review, Development Services

**DATE:** 11/02/2021

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

**APPLICANT:** Pulte Group

**PETITION NO:** 21-1234

**LOCATION:** Lowell Rd and Bradford Ln, east of Delwood Rd

**FOLIO NO:** 19074.0100, .0150, .0000; 19180; 19181; 19182.0000

**Estimated Fees:**

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Townhouse Unit 1-2 Stories)

Mobility: \$5,329 \* 48 units = \$255,792.00

Parks: \$1,656 \* 48 units = \$ 79,488.00

School: \$7,027 \* 48 units = \$337,296.00

Fire: \$249 \* 48 units = \$ 11,952.00

Total Townhouse = \$684,528.00

**Project Summary/Description:**

Urban Mobility, Northeast Parks/Fire - 48 Townhouse Units



**AVIATION AUTHORITY LAND USE REVIEW**  
**Hillsborough County - OPTIX**

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**DATE:** September 24, 2021

**PROPOSED USE INFORMATION:**

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Case No.: 21-1234 Reviewer: Tony Mantegna

Location: North of TPA

Folio: 19074.0100

Current use of Land: Residential

Zoning: PD

REQUEST: PD Modification

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**COMMENTS:**

The proposed site falls within Zone "C1" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 180 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - • The structure considered under this study lies in close proximity to an airport and will be subjected to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible use but the Aviation Authority suggests a noise reduction level of at least 25 db be incorporated into design.

Not compatible (comments) - \_\_\_\_\_

Compatible with conditions (see comments above) – \_\_\_\_\_

---

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records

The image shows a map of the Westchase area in Tampa, Florida. A purple shaded region is highlighted, with a red pin indicating a specific property. The popup window displays the following information:

DBA	
Unformatted PIN	182808ZZZ000000820601
Tax District	U
Market/Just Value	47,025.00
Land Value	47,025.00
Buildings Value	0.00
Extra Features Value	0.00
Actual Year Built	0.00
Remodel Year	0.00
Living Area	0.00
Assessed Value	41,735.00
Taxable Value	41,735.00
Municipality	U
Special Tax	

At the bottom of the popup window, there is a [Zoom to](#) button and a menu icon (three dots).

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

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PETITION NO.: MM21-1234      REVIEWED BY: Randy Rochelle      DATE: 9/10/2021

FOLIO NO.: 19074.0000, 19074.0100, 19074.0150, 19180.0000, 19181.0000 & 19182.0000

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately 50 feet from the site) and is located within the south Right-of-Way of Lowell Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 12 inch wastewater force main exists  (adjacent to the site),  (approximately    feet from the site) and is located within the north Right-of-Way of Lowell Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

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

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 25 August 2021**

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

**APPLICANT: Pulte Group**

**PETITION NO: MM 21-1234**

**LOCATION: Not listed**

**FOLIO NO: 19074.0100,19074.0150, 19074.0000,  
19182.0000, 19181.0000,19180.0000**

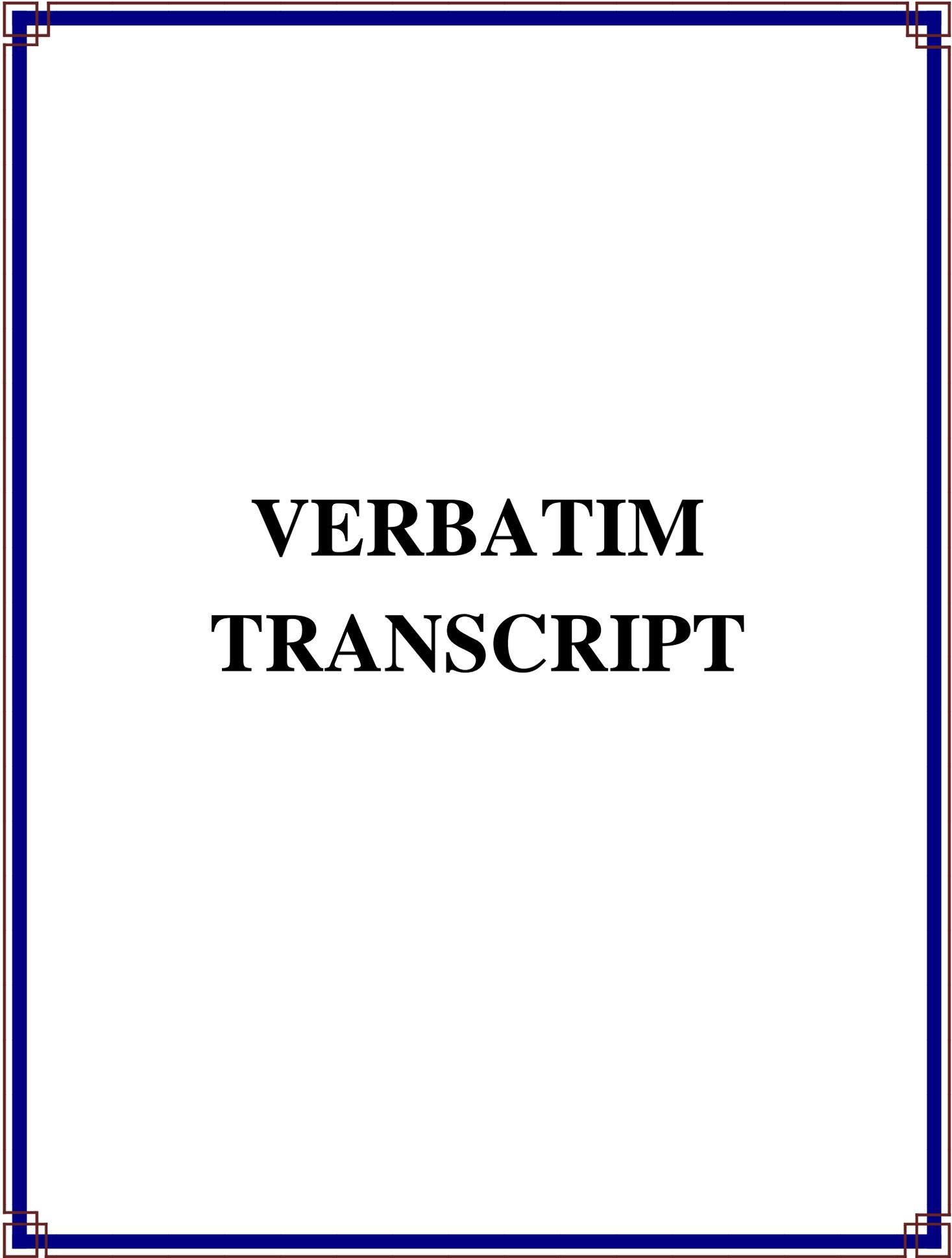
**SEC: 08 TWN: 28 RNG: 18**

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

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**



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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
November 15, 2021  
ZONING HEARING MASTER: SUSAN FINCH

D3:

Application Number: MM 21-1234  
Applicant: Pulte Group  
Location: N side of Lowell Rd. & 420' E  
of Delwood Rd.  
Folio Number: 019074.0000, 019074.0100,  
019074.0150, 019180.0000,  
019181.0000 & 018182.0000  
Acreage: 5.36 acres, more or less  
Comprehensive Plan: R-9  
Service Area: Urban  
Existing Zoning: PD 05-1936  
Request: Major Modification to Planned  
Development

1 MR. GRADY: The next item is agenda item  
2 D-3, Major Mod Application 21-1234. The  
3 applicant's Pulte Group. The request is for Major  
4 Modification to existing Planned Development.

5 Tim Lampkin with County Staff will provide  
6 staff recommendation after presentation by the  
7 applicant.

8 HEARING MASTER FINCH: All right. Is the  
9 applicant here? It's your night.

10 MS. CORBETT: Good evening again. Kami  
11 Corbett with the law firm Hill, Ward, Henderson.  
12 We'll go right into our planning presentation.

13 HEARING MASTER FINCH: All right. Thank  
14 you. Good evening.

15 MR. SPOSATO: My name is Stephen Sposato.  
16 I'm a certified planner with LevelUP Consulting. I  
17 have not been sworn in.

18 HEARING MASTER FINCH: Okay. Is there --  
19 anyone else in the room that plans to testify and  
20 has not been sworn in, if you could please stand  
21 and raise your right hand.

22 Do you solemnly swear to tell the truth, the  
23 whole truth, and nothing but the truth so you God?

24 MR. SPOSATO: I do.

25 HEARING MASTER FINCH: Thank you for letting

1 me know. Go ahead.

2 MR. SPOSATO: If you'll pull up the  
3 PowerPoint. Thank you for the opportunity to  
4 present this evening. We're appreciative to work  
5 with staff, and there's just two points that we're  
6 going to highlight in our presentation where  
7 there's some difference.

8 You can go to the next slide, please. The  
9 project site is located in the Greater Carrollwood  
10 Northdale Planning Area.

11 The project fronts on Lowell Road and also  
12 Bradford Lane to the north. We are to the west of  
13 the Carrollwood Cultural Center and to the south of  
14 the Carrollwood Village Park.

15 The modification boundary conforms to the  
16 Residential-9 Future Land Use designation. Project  
17 is in the Urban Service Area where development is  
18 encouraged to locate and utilities are available.

19 The property is zoned as noted Planned  
20 Development, and there are a mix of residential  
21 types and densities in the vicinity, which are  
22 outlined in more detail in the staff report. Next  
23 slide.

24 We had a neighborhood meeting at the  
25 Carrollwood Cultural Center on the 15th of

1           September. Primary issues were buffering and  
2           access, and we had follow-up conversations with  
3           neighbors since then. Go to the next slide.

4                    This slide has the PD site plan on top and  
5           illustrative plan on the bottom. I think that  
6           illustrative plan better shows the attention to the  
7           quality of design and the consistency with the plan  
8           and also shows that we're in tune with some of the  
9           feedback that we received from neighbors.

10                   The -- we are proposing 48 townhomes served  
11           by a private street. The access is off of Lowell  
12           Road. It's gated and would also propose an  
13           emergency access on Bradford Lane. This is one of  
14           the nodes.

15                   Our plan does not propose the pedestrian  
16           access or there is a staff recommendation for that  
17           and that's on Condition 16. Enhanced buffers are  
18           proposed and also detailed in the -- in the staff  
19           report. The next slide, please.

20                   This is a fence and gate detail along  
21           Bradford Lane. Condition 7.3, we originally  
22           proposed a 4-foot fence along Bradford. It's a  
23           view-type fence. So there's aluminum pickets and  
24           so there's not panels that block, that you can see  
25           through. We're now proposing six instead of

1 4 feet. And that's Condition 7.3. Next slide.

2 There's an administrative variance for  
3 access separation and a design exception, and  
4 Mr. Steve Henry will discuss that and -- go to the  
5 next slide, please.

6 I just want to conclude with highlighting  
7 that there are no objections by review agencies.  
8 Planning Commission has found that the request is  
9 compatible with adjacent residential development  
10 and also consistent with the Comprehensive Plan.  
11 And Development Services is recommending or has  
12 stated that it's approvable subject to the  
13 conditions. Thank you very much.

14 HEARING MASTER FINCH: Thank you. If you  
15 could please sign in with the clerk's office, thank  
16 you.

17 MR. HENRY: Steve Henry, Lincks &  
18 Associates. 5023 West Laurel, Tampa, 33607.

19 We conducted the traffic analysis for the  
20 project, and as a part of the review process for  
21 the project, we have submitted a design exception  
22 and then also an administrative variance. Both of  
23 which have been deemed approvable, and I'll just  
24 walk you quickly through those.

25 So Lowell Road is considered to be a

1           substandard road, and that is substandard to the  
2           TS-7 standards in the transportation technical  
3           manual. And I've included a copy of the TS-7  
4           standard here.

5           So Lowell Road is on -- it is a collector  
6           roadway, but it does have speed bumps along the  
7           roadway, as you can see here. There are several  
8           along the roadway. From a standpoint of improving  
9           the road to the TS-7 standards, which would include  
10          adding 12-foot lanes, adding paved shoulders, would  
11          only increase the speed of the traffic.

12          So from that standpoint, even be counter --  
13          counter to what they've already done, which puts  
14          speed bumps up to help reduce the speed of the  
15          traffic on the roadways.

16          So from that standpoint, we don't think it's  
17          appropriate -- and the County has agreed. It's not  
18          appropriate to widen that roadway to the TS-7  
19          standard.

20          So what we've done instead is when you look  
21          at the roadway, there is existing sidewalk on the  
22          south side of the road. So what we're doing is on  
23          the north side, we're adding about a little over  
24          2,000 feet of sidewalk on the north side of the  
25          road.

1           So what that does is help with the  
2 pedestrian conductivity throughout that area. And  
3 so that design exception has been deemed  
4 approvable.

5           Then the second is the administrative  
6 variance. And that's where the access spacing and  
7 the access is indicated -- we've got one full  
8 access on Lowell Road and the standard is 245 feet  
9 we've got because of existing driveways along the  
10 road. We've got 155 feet to the west and about 120  
11 feet to the east.

12           Again, these are basically single-family  
13 home driveways that we just don't have the spacing  
14 because of the number of driveways along that  
15 roadway. That concludes my presentation unless  
16 you've got any questions.

17           HEARING MASTER FINCH: I don't at this time  
18 but thank you.

19           MR. HENRY: Thank you.

20           MS. CORBETT: Kami Corbett for the record.

21           I would like to reserve any time for  
22 rebuttal, please.

23           HEARING MASTER FINCH: Okay. Thank you so  
24 much.

25           Development Services, please.

1 MR. LAMPKIN: Hello. Tim Lampkin,  
2 Development Services. I'm going to share my  
3 screen. Sorry. Can you see it?

4 HEARING MASTER FINCH: Yes.

5 MR. LAMPKIN: Okay. Good. It's not moving  
6 forward. Sorry. All right. The request is modify  
7 Planned Development PRS 18-1303 to allow an  
8 increase from 14 single-family homes to 48 homes.

9 The subject site is located approximately  
10 2800 feet to the west of the intersection of Casey  
11 Road and Lowell Road, and that's the location of  
12 the Carrollwood Cultural Center.

13 It is located in the Urban Service Area, and  
14 it is located in the Greater Carrollwood Northdale  
15 plan area.

16 The Future Land Use designation is  
17 Residential-9. Surrounding the subject site to the  
18 north, east, and west is Residential-6. The  
19 Residential-9 allows a maximum density of nine  
20 dwelling units per acre.

21 The applicant had or the property owner had  
22 a recently approved Comp Plan Amendment amending it  
23 to Residential-9 approximately a year ago. The  
24 surrounding area includes a mix of uses. To the  
25 north is ASC-1. To the south and east is AS-1. To

1 the east is actually a utility easement. To the  
2 west is RSC-3 single-family homes.

3 Here is the site plan. The applicant has,  
4 as they presented, they are proposing enhanced  
5 screening. There are residents tracts, tracts 1,  
6 2, and 3. They're proposing -- I would call it  
7 it's between a Type A and a Type B.

8 Type A is what's required, but they're doing  
9 kind of like a Type A-plus. They're not quite  
10 meaning to be, but it is enhanced. So they're  
11 having a 5-foot buffer Type A screening.

12 They're having 6-foot fence on the south  
13 side also and on the east side as shown on the  
14 screen.

15 The proposed development satisfies the  
16 intent of the goals, objectives, policies of the  
17 Future Land Use Element of unincorporated  
18 Hillsborough County Comprehensive Plan.

19 And the project may be found to be  
20 compatible with nearby development patterns with  
21 the proposed conditions. Therefore, staff finds  
22 the request approvable.

23 That concludes staff's presentation unless  
24 there are any questions.

25 HEARING MASTER FINCH: I do have just a

1 couple of questions. It's really more of a  
2 clarification. There seems to be some different  
3 notations regarding the acreage of this property.

4 The agenda differs from your staff report in  
5 several places. With your staff report, by the  
6 way -- and is there a revised staff report, because  
7 I noted on your PowerPoint presentation the site  
8 plan has been corrected to show a residential tract  
9 2, which the site plan in your staff report has two  
10 number threes? So is there a revised staff report?

11 MR. LAMPKIN: There was. My apologies. I  
12 was not in the office. I thought I printed it out.  
13 There is. On the site plan, there was a typo where  
14 tract 2 is labeled tract 3. So it was not a  
15 change.

16 It was really just pulling it into the  
17 PowerPoint. If I recall, it was labeled tract 1,  
18 tract 2, and tract 3 and it's revised to tract 2.  
19 But it will be a change in the staff report.

20 HEARING MASTER FINCH: Understood. Could  
21 you clarify the acreage amounts, please.

22 MR. LAMPKIN: Yes. So the acreage that's  
23 being modified is 5.54 acres. However, I think the  
24 confusion may be that there's a 6.56-acre project  
25 boundary for the entire PD. They're only amending

1           5.45 acres, and that's approximate. So in the  
2           application, it may say, for example, four point --  
3           I'm sorry, 5.452, and so it's rounding to the 5.45  
4           and the 6.56.

5           HEARING MASTER FINCH: All right. And then  
6           that leads me to my last question, which is the  
7           conditions address that modification, the 5.54, but  
8           not what is happening in the remainder of the  
9           property. If the whole project is 6.56, what is  
10          happening on the part that is not being modified?

11          The conditions seem to address the 48 units  
12          on that -- and those associated folio numbers but  
13          not the remainder parcel. Can you tell me what's  
14          going on with that?

15          MR. LAMPKIN: Yes. The remainder parcel has  
16          a single-family home, and that single-family home  
17          is remaining.

18          HEARING MASTER FINCH: All right. And is  
19          that -- have I missed that that is addressed  
20          somewhere in the conditions to recognize that use?

21          MR. LAMPKIN: It is carried forward from the  
22          previous conditions. Just one second. Let me --

23          HEARING MASTER FINCH: Mr. Lampkin, in the  
24          interest of time, if we could just agree that that  
25          probably needs to be recognized in the conditions

1 and so whether that is found here in this staff  
2 report backup or could be amended as this petition  
3 goes forward.

4 MR. LAMPKIN: We'll add that condition.

5 HEARING MASTER FINCH: Thank you. All  
6 right. And that was my only question.

7 MR. LAMPKIN: My apologies. So there is one  
8 other thing. Condition 7.3 says a 4-foot fence  
9 along the north, but the applicant stated in their  
10 presentation that they want a 6-foot fence.

11 HEARING MASTER FINCH: Right. All right.  
12 And so --

13 MR. LAMPKIN: That would be another  
14 amendment.

15 HEARING MASTER FINCH: Yeah. So it sounds  
16 like we need to update this as well. All right.  
17 Well, thank you so much for your testimony.

18 We'll go to the Planning Commission.

19 MS. PAPANDREW: Andrea Papandrew, Planning  
20 Commission staff.

21 Subject property is within the Residential-9  
22 Future Land Use Category. It is within the Urban  
23 Service Area and is located within the Greater  
24 Carrollwood Northdale Community Plan.

25 The subject property was part of a

1 Comprehensive Plan Amendment HC CPA-20-03, which  
2 changed the Future Land Use designation from  
3 Residential-4 to Residential-9.

4 The site is currently approved for up to 14  
5 single-family detached dwelling units. The  
6 applicant proposes removing the detached  
7 single-family units and substituting townhomes or  
8 increase the 48 units with lot size at a minimum of  
9 1600 square feet.

10 The property is accessed via Lowell Road, a  
11 collector. Surrounding properties include  
12 single-family residential and vacant lots. To  
13 north is Tampa Electric Company Reclaimed Water.

14 The proposed Major Modification is  
15 consistent with the Residential-9 Future Land Use  
16 Category and fulfills the intent of Objective 16  
17 and Policy 16.1, 16.2, 16.3, and 16.5.

18 The Greater Carrollwood Community Plan  
19 emphasizes providing well-maintained and efficient  
20 roadway network and a walkable environment that is  
21 both safe and convenient.

22 Goal 5 of the community plan states that new  
23 development will provide pedestrian infrastructure  
24 and amenities that connect to existing roadway  
25 facilities.

1           Goal 5 also seeks to provide direct and  
2 multiple street and sidewalk connections within the  
3 development projects and their building entrances  
4 with adjacent projects to develop a cohesive,  
5 connected, and integrated development pattern.

6           The project will provide two proposed gates  
7 that are only for the internal private roadway.  
8 The gated access does not support the community  
9 plan's intent to provide direct street and sidewalk  
10 connections within development projects and  
11 building entrances.

12           However, the gates will allow for pedestrian  
13 access and connect to the sidewalks along the  
14 project's frontage.

15           The proposed development does not indicate  
16 that there will be sidewalks on the project  
17 frontage for Lowell Road or Bradford Lane, but they  
18 will be required by County Transportation Staff to  
19 provide sidewalks on both roadways when site plans  
20 are submitted for construction.

21           Based upon the above considerations,  
22 Planning Commission staff finds the proposed Major  
23 Modification consistent with the Future of  
24 Hillsborough Comprehensive Plan for unincorporated  
25 Hillsborough County subject to conditions proposed

1 by the Development Services. Thank you.

2 HEARING MASTER FINCH: Thank you so much.

3 All right. Is there anyone here in the room  
4 that would like to speak in support? Yes.

5 MR. STEADY: Madam Hearing Master, this is  
6 Alex Steady with the Transportation Review team.

7 I just wanted to add a couple of points of  
8 clarification. The applicants earlier mentioned  
9 that they were not including a pedestrian access to  
10 north.

11 However, the site plan submitted that we are  
12 reviewing tonight and as part of our conditions of  
13 approval, a -- an access to that -- a gated  
14 access -- well, an access that could be gated, it  
15 is a condition of approval. And that was to  
16 Bradford Lane to the north. I just wanted to make  
17 that clear.

18 HEARING MASTER FINCH: For pedestrian  
19 access?

20 MR. STEADY: Yes, ma'am. It's emergency  
21 access only for vehicles and pedestrian --  
22 pedestrian access for the people in that  
23 development. Thank you.

24 HEARING MASTER FINCH: All right. Thank you  
25 for that. We'll ask for clarification when and if

1           it's appropriate.

2           All right. We will now turn to people who  
3 want to speak in support. Anyone in favor of this  
4 application? Yes, sir. Come forward. Start by  
5 giving us your name and address, please.

6           MR. LEVERT: My name is Gilon Levert. I'm  
7 at 4910 Bradford Lane, Tampa, Florida 33264.

8           My house is right adjacent to the property  
9 proposed. I have -- I'm on the fence literally  
10 regarding the property construction over there in  
11 the project proposed.

12           I have issues with the fence that they just  
13 up and the gate proposed to pedestrian to Bradford  
14 Lane. Myself and several of the other neighbors  
15 are in opposition to having any pedestrian access  
16 to Bradford Lane or any access except emergency  
17 access only.

18           So the proposed gate and access that Pulte  
19 proposed is -- we are -- we accept that. We are in  
20 opposition to anything else but that. We are in  
21 acceptance with the fence and the vegetation and  
22 everything else going on with the construction as  
23 proposed.

24           We do want to point out that we are not  
25 excited and not happy with the whole concept of

1 building and constructing the project going from a  
2 zoning of four units per acre up to nine. This was  
3 something done a year ago and even beforehand by  
4 the Commission.

5 We do not want this neighborhood going  
6 forward becoming a neighborhood of nine units per  
7 acre on other empty lots or potential future vacant  
8 lots that might come up for sale in the future.

9 It's one of these neighborhoods that are in  
10 that potential situation where they can come  
11 available and other developers will show up and do  
12 the same.

13 So we are asking and requiring and  
14 requesting of the Commission and the developers and  
15 the planners to take that in consideration and not  
16 turn our neighborhood into this type of  
17 neighborhood where we are surrounded by multifamily  
18 townhouses.

19 We have a great partner in Pulte. They're  
20 wonderful to work with, and they've been very  
21 helpful and very nice and so on. But going  
22 forward, we really would like that to be limited  
23 and take that into consideration.

24 Again, we're in -- we are very -- we're  
25 considering and happy to work with Pulte and have

1           this project go forward.

2                   HEARING MASTER FINCH: Let me just ask you  
3 just so I understand. So you're supporting the  
4 project?

5                   MR. LEVERT: Supporting the project.

6                   HEARING MASTER FINCH: With the exception of  
7 the pedestrian access?

8                   MR. LEVERT: With the exception of the  
9 pedestrian access. And I would like them to  
10 clarify that, the last gentleman that just spoke  
11 online just brought it up again. Just to clarify  
12 that we are very opposed to having any pedestrian  
13 access onto Bradford Lane.

14                   We do not want that turn into an access  
15 point to the park down the street, which is north  
16 of us, Village Park. We do not want that to become  
17 a main access point to the park.

18                   The main access point should be through  
19 South Village Road, which is on the north part of  
20 the park. Delwood entrance to the park is a small  
21 entrance and -- which is great for us, the  
22 residents, living nearby, but it shouldn't become a  
23 main access to everyone living on Lowell and  
24 surrounding neighborhoods.

25                   And it shouldn't become an access through

1           their development. So that's what we're asking for  
2           and asking to consider.

3           HEARING MASTER FINCH: All right. Thank you  
4           for coming down. I appreciate it. If you could  
5           please sign in with the clerk's office.

6           Anyone else that wants to speak in support?  
7           Seeing no one, no one online. Correct?

8           All right. Now we'll go to anyone in  
9           opposition. Is there anyone in opposition that  
10          would like to speak? I see a hand. Go ahead and  
11          come forward.

12          While he's coming forward, anyone else that  
13          wants to speak in opposition? Good evening.

14          MR. LIVINGSTON: Good evening. I'm Mark  
15          Livingston. I live at 13002 Delwood Road, 33624,  
16          which is right down the street from where they're  
17          planning on putting this development.

18          First of all, how they got to Residential-9,  
19          I got no clue and I live up the street. I should  
20          know about these things before they happen.  
21          Residential-6 is probably even too high of a  
22          density for this area.

23          Most of the properties are half acre. I  
24          don't know any properties up in this section that  
25          are less than a quarter of an acre, and I think

1           there's only like three or four of them.

2                     But my main issue is not so much the density  
3           there, although I don't think that's -- that's  
4           going to work. But they're talking about putting  
5           sidewalks down on Lowell, and we have a flooding  
6           issue in that area, including that property.

7                     And I'm sure if they're going to start  
8           building there, they're going to start backfilling  
9           property, which is going to make the flooding in  
10          our area even worse.

11                    Right now the County thinks that a good idea  
12          is to come and dig the ditches out every couple of  
13          years down Lowell and down Delwood, especially down  
14          Delwood where all they're doing is digging the dirt  
15          out so the water stays longer.

16                    I've got a ditch in front of my house that's  
17          almost 2 feet deep that mosquito control comes out  
18          every once in a while, and they spray to kill the  
19          weeds so that the mosquitos don't grow, but they  
20          still grow.

21                    The backup cause the flooding starts at the  
22          property they're talking about developing. And  
23          when they start talking about putting sidewalks  
24          down Lowell, then they're going to block it even  
25          more than it is already.

1           They need to put -- if they're going to put  
2           sidewalks down there, then they're going to need to  
3           put some kind of drainage underneath the sidewalks  
4           to drain the -- the water that's coming, especially  
5           during the raining season where I can get between 4  
6           and 10 inches of water in my front yard.

7           And since my neighbors on the north of me  
8           have started building and started backfilling, it's  
9           spreading even more to the west of me. So the  
10          three lots west of me start backing up.

11          And then there's another lot on Lowell where  
12          the builder has illegally split the lot. So now  
13          it's two residential lots instead of one AR lot.  
14          Didn't have any zoning come out. There was no  
15          hearing about it. But then he went and filled the  
16          ditch in, so now the water doesn't even run that  
17          way, even though the water wouldn't run uphill  
18          anyway.

19          Stormwater maps for my area show the water  
20          coming down Delwood and turning right and going up  
21          Lowell where water doesn't run uphill. So it needs  
22          to be cleared out down where they're planning on  
23          building their entrance to their thing and under  
24          the sidewalks that they're talking about putting  
25          in, need to have some kind of a drainage going down

1 to the creek that's further down the road.

2 HEARING MASTER FINCH: All right. Thank you  
3 for coming down. I appreciate it. If you could  
4 please sign in.

5 All right. Last call. Anyone else that  
6 would like to speak either in favor or opposition  
7 to this request?

8 Seeing no one, all right, we'll close that  
9 portion of the testimony. And we'll go back to  
10 County Staff. Mr. Grady, anything else you'd like  
11 to add?

12 MR. GRADY: Nothing further.

13 HEARING MASTER FINCH: All right. Then  
14 we'll go back to Ms. Corbett. And for -- has five  
15 minutes for rebuttal. Couple of issues to address.

16 MS. CORBETT: Sure. First, I'd like to  
17 address with the clarification regarding the --  
18 what was said about the pedestrian connection. As  
19 you heard, we've been working with the neighbors.  
20 We understand they have an objection to that  
21 connection.

22 What we're simply communicating is that we  
23 don't object to that being removed should that be  
24 the pleasure of the Hearing Master or the Board of  
25 County Commissioners.

1           We just want to clarify that we support --  
2           we're supportive of their request to have that  
3           removed. We don't need it to satisfy any  
4           development regulations for us.

5           HEARING MASTER FINCH: But you are aware it  
6           is a condition as it's currently proposed?

7           MS. CORBETT: Yes. We are aware it is a  
8           condition by both the Planning Commission and  
9           Development Services.

10           Also to address the Planning Commission's  
11           comment about the sidewalks, saying the Planning  
12           Commission will require us to install sidewalks  
13           along our project boundary, as you know, the Land  
14           Development Code also requires that. We understand  
15           that and we don't have any objection to that.

16           With respect to the plan amendment, Pulte  
17           really had -- we had nothing to do with -- Pulte  
18           had nothing to do with; I had nothing to do with  
19           the plan amendment. But the staff report does  
20           acknowledge that it was part of CPA-20-03. So that  
21           was fairly recent.

22           So knowing the County's notice procedures,  
23           notice probably was given and, you know, it's been  
24           said a couple of times that it was done without  
25           notice. And I don't think that's factually

1 accurate.

2 With respect to drainage, Trent Stephenson  
3 is our project engineer, and he is on the line and  
4 I'd like to just have him briefly address some of  
5 those concerns.

6 MR. STEPHENSON: Good evening. We're -- we  
7 have evaluated the site, and we understand that --

8 HEARING MASTER FINCH: Excuse me,  
9 Mr. Stephenson, can you give us your name and  
10 address before you --

11 MR. STEPHENSON: Oh, sorry.

12 HEARING MASTER FINCH: And, Mr. Stephenson,  
13 also have you been sworn in?

14 MR. STEPHENSON: I have been sworn. Trent  
15 Stephenson, LevelUP Consulting, 505 East Jackson,  
16 Tampa, Florida 33602.

17 We have looked at the drainage, and we  
18 understand from neighborhood views that citizens  
19 have expressed concern. As part of the  
20 development, we actually adhere to SWFWMD as well  
21 as county development requirements, and we are not  
22 allowed to create adverse impacts to our neighbors  
23 upstream or downstream.

24 So as we go through the process of design,  
25 we put that in the forefront of our design, and

1 we'll certainly look to alleviate any drainage  
2 issues that currently occur. But we certainly  
3 won't make them any worse.

4 HEARING MASTER FINCH: Okay. All right.  
5 Thank you.

6 MS. CORBETT: And then just we have no  
7 objection to a clarification condition regarding  
8 that piece of property that's not part of this  
9 modification.

10 HEARING MASTER FINCH: Just to acknowledge  
11 that it's a single-family --

12 MS. CORBETT: Existing single-family.

13 HEARING MASTER FINCH: All right. Thank you  
14 so much. Does that conclude your --

15 MS. CORBETT: It does, unless you have any  
16 questions.

17 HEARING MASTER FINCH: I don't. That  
18 answers all my questions. Thank you so much.

19 So with that, we'll close Major Modification  
20 21-1234 and adjourn the hearing. Thank you-all for  
21 your time.

22 (Hearing was concluded at 10:09 p.m.)

23 HEARING MASTER FINCH: Reopen the hearing.  
24 Mr. Jones, just hold on one second. All right. So  
25 we have reopened the Zoning Hearing Master Hearing

1 for November 15, 2021.

2 Specifically case, Major Modification  
3 21-1234, as there was a gentleman that would like  
4 to speak online that we were not able at the  
5 moment, I guess, for whatever reason to take his  
6 testimony.

7 So now we have reopened the hearing to take  
8 this one gentleman's testimony. Mr. Jones, if you  
9 could give us your name and address, please, first.

10 MR. REGISTER: And please enable your camera  
11 again.

12 MR. JONES: Hopefully you can hear me. It  
13 keeps turning off the mike, turning off the video.  
14 My name is Tom Jones. 13045 Delwood Road, Tampa,  
15 Florida 33624.

16 MR. REGISTER: Mr. Jones, can you just  
17 enable your camera one more time?

18 MR. JONES: I did. Do you have me?

19 MR. REGISTER: Not yet. You may need to tap  
20 the screen to see the camera.

21 HEARING MASTER FINCH: I will say for the  
22 record that I did see Mr. Jones' face. There he  
23 is. Okay. So we have you now. If you could  
24 please continue.

25 MR. JONES: Okay. So did you get my

1 address?

2 HEARING MASTER FINCH: I did. Thank you.  
3 Please proceed.

4 MR. JONES: Okay. Very good. My -- my  
5 family bought on Delwood Road 62 years ago. I have  
6 been a resident or an occupant of Delwood Road for  
7 58 and a half years, almost 59 years.

8 To Mark's point, Mark Livingston earlier, we  
9 had some serious drainage issues. The County  
10 doesn't seem to know which way the water runs, to  
11 which creek it runs to. If they would ask us, we  
12 could tell them which way it goes, but I'm not an  
13 engineer.

14 The concern definitely is additional  
15 pedestrian traffic coming out the back side onto  
16 Bradford Lane heading to Delwood, heading to the  
17 park. We have a beautiful park, 50-acre gorgeous  
18 park. The County did a great job with the  
19 exception of we do not have sidewalks and we do not  
20 have streetlights.

21 There are several residents, including  
22 myself at least three times, that have almost hit  
23 pedestrians. We have -- we have pedestrians,  
24 skateboarders, bicyclists, golf carts, dog walkers,  
25 joggers, and Delwood Road is absolutely pitch dark

1 at night. So we -- and Bradford isn't much better.

2 We're a series of two dead-end roads that  
3 have been here before anything else was in this end  
4 of the county. And we need to be extremely safety  
5 conscious of adding to that pedestrian traffic.

6 So I am as a resident opposed to the -- the  
7 gate coming out onto Bradford Lane for pedestrians.  
8 The emergency gate, fine. Pulte has been talking  
9 to us and working with us and -- and they want to  
10 be a good -- a good community support group.

11 So my opposition is primarily not to the  
12 overall community but to the additional pedestrian  
13 traffic, because the County's never going to give  
14 us sidewalks, and they're never going to give us  
15 lights.

16 Just like we'll never get water, we're the  
17 only two streets in this end of the county that  
18 probably don't have water or sewer. So anyhow,  
19 that's it. I'm out. Thank you.

20 HEARING MASTER FINCH: Thank you for your  
21 testimony.

22 Ms. Corbett, I'll give you the last word as  
23 the applicant.

24 MS. CORBETT: Kami Corbett as the applicant.

25 As we already stated, we support the

1 residents' request in asking of you and asking of  
2 the Board of County Commissioners if that  
3 pedestrian access would be removed but also  
4 understand it's a condition, so...

5 HEARING MASTER FINCH: Understood.

6 All right. So with that, we'll close Major  
7 Modification 21-0417 (sic, 21-1234) and adjourn the  
8 hearing. Thank you-all.

9 (Hearing was concluded at 10:16 p.m.)

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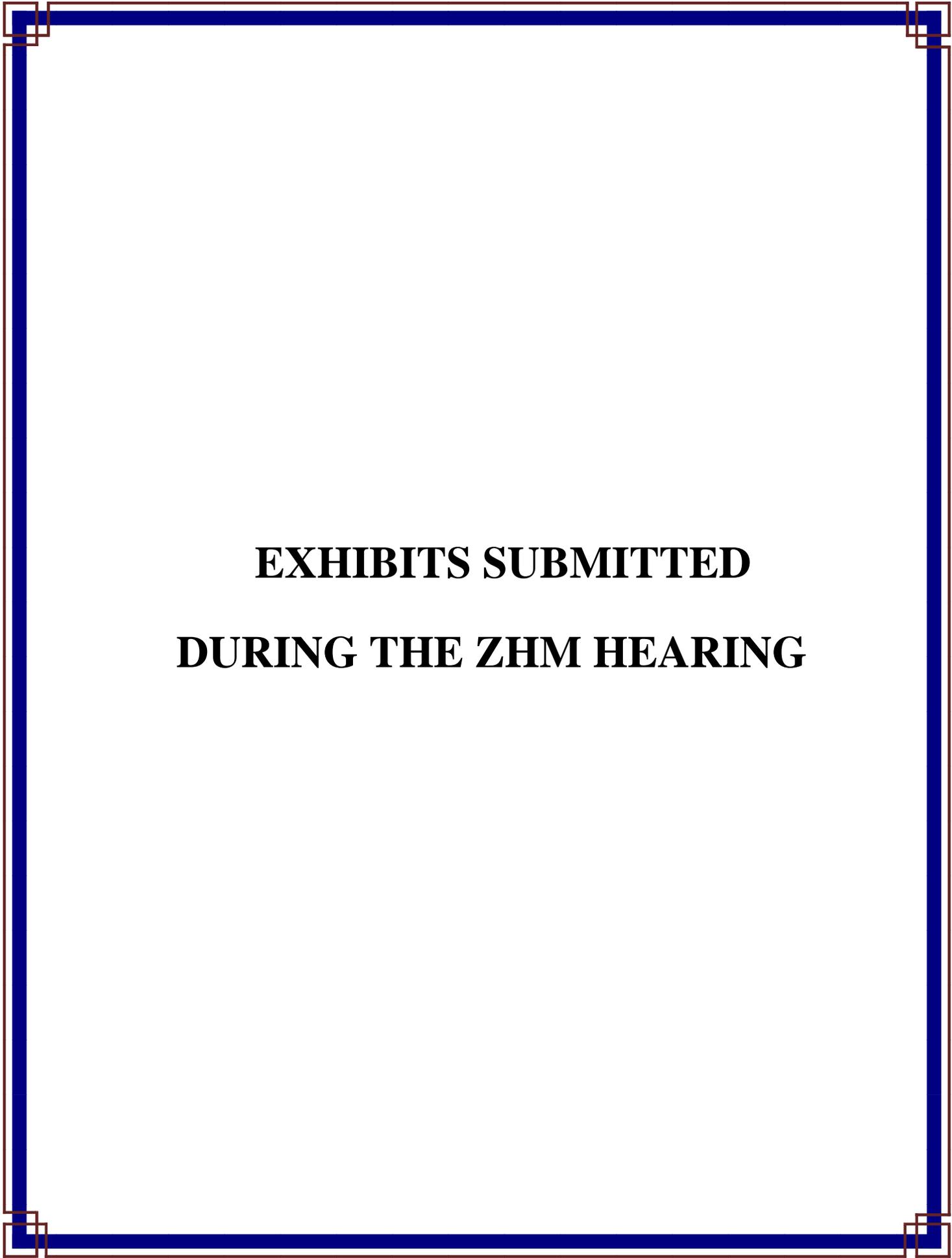
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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 11/15/21 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0417</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>SUB 3 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 21-0417</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-284-8421</u>
APPLICATION # <u>RZPD 21-0742</u>	PLEASE PRINT NAME <u>M. A. FORNER, AKP</u> MAILING ADDRESS <u>14502 N. Dale Mabry Hwy</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>762-2375</u>
APPLICATION # <u>RZPD 21-0742</u>	PLEASE PRINT NAME <u>Mike Kulis</u> MAILING ADDRESS <u>19046 Bruce B. Davis #308</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-625-1696</u>
APPLICATION # <u>RZPD 21-0742</u> <u>VS</u>	PLEASE PRINT NAME <u>Rosa Magtezuma</u> MAILING ADDRESS <u>313 E. Kirby St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-385-2670</u>
APPLICATION # <u>RZPD 21-0742</u> <u>VS</u>	PLEASE PRINT NAME <u>Adum Holt</u> MAILING ADDRESS <u>202 Windwood Oaks Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>954-304-5925</u>

DATE/TIME: 11/15/21, 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ PD 21-0742 VS	PLEASE PRINT NAME <u>Octavia Smith</u> MAILING ADDRESS <u>508 E Caracas St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-335-5469</u>
APPLICATION # RZ PD 21-0742 VS	PLEASE PRINT NAME <u>Julene Robinson Idea Public Schools</u> MAILING ADDRESS <u>5001 N. Nebraska Ave., ste A.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE _____
APPLICATION # RZ PD 21-0742	PLEASE PRINT NAME <u>Patricia W. Hall-League of Women Voters</u> MAILING ADDRESS <u>2910 Harbor View Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>298-5840</u>
APPLICATION # RZ PD 21-0742 VS	PLEASE PRINT NAME <u>Veronica McDonald</u> MAILING ADDRESS <u>16405 Shagbark Pl</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE _____
APPLICATION # RZ PD 21-0742	PLEASE PRINT NAME <u>GREGORY ROTH</u> MAILING ADDRESS <u>3820 Northdale Blvd Suite 300B</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-971-4870</u>
APPLICATION # RZ 21-1348 VS	PLEASE PRINT NAME <u>Ross Dickerson</u> MAILING ADDRESS <u>10940 McMullen Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813-724-2871</u>

DATE/TIME: 11/15/21, 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZPD 21-0969</u>	PLEASE PRINT NAME <u>Alexis Crapo</u> MAILING ADDRESS <u>28100 Bonita Grand Dr.</u> CITY <u>Bonita Springs</u> STATE <u>FL</u> ZIP <u>34135</u> PHONE <u>(231) 850-8525</u>
APPLICATION # <u>RZPD 21-0969</u>	PLEASE PRINT NAME <u>STEVEN HENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>RZPD 21-0969</u>	PLEASE PRINT NAME <u>Rami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 600</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZPD 21-0969</u>	PLEASE PRINT NAME <u>TOM AUDA</u> MAILING ADDRESS <u>6727 SIMMONS LOOP</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>317-688-5556</u>
APPLICATION # <u>RZPD 21-0969</u>	PLEASE PRINT NAME <u>Dev Auda</u> MAILING ADDRESS <u>6727 Simmons Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(317) 919-2996</u>
APPLICATION # <u>RZPD 21-0969</u>	PLEASE PRINT NAME <u>Ailisa Sieben</u> MAILING ADDRESS <u>5300 W. Cypress St. Suite 200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 802 1962</u>

DATE/TIME: 11/15/21, 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-1234</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St. Ste 200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 375-0610</u>
APPLICATION # <u>MM 21-1234</u>	PLEASE PRINT NAME <u>Kennie Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>227-8121</u>
APPLICATION # <u>MM 21-1234</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 21-1234</u>	PLEASE PRINT NAME <u>GLAN LEVERT</u> MAILING ADDRESS <u>4910 Bradford W</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>857251727</u>
APPLICATION # <u>MM 21-1234</u>	PLEASE PRINT NAME <u>Mark Livingston</u> MAILING ADDRESS <u>13002 Delwood Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>8135464000</u>
APPLICATION # <u>MM 21-1234</u> <u>VS</u>	PLEASE PRINT NAME <u>Trent Stephenson</u> MAILING ADDRESS <u>505 E. Jackson St Ste 200</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____

DATE/TIME: n/15/21, 6pm

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p><i>MM 21-1234</i></p> <p><i>VS</i></p>	<p>PLEASE PRINT NAME <u>Tom Jones</u></p> <p>MAILING ADDRESS <u>13045 Delwood Rd</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>



NOVEMBER 15, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 15, 2021, at 6:00 p.m., held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

D.2. MM 21-1090

▶ Brian Grady, Development Services, requested continuance for MM 21-1090.

▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/Applicant rep, continues MM 21-1090 to the December 13, 2021 ZHM hearing at 6:00 p.m.

A.6. RZ 21-0650

▶ Brian Grady, Development Services, application withdrawn.

▶ Brian Grady, Development Services, reviews changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, oath.

B. REMANDS

B.1. MM 21-0417

▶ Brian Grady, Development Services, calls MM 21-0417.

▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.

▶ Steve Henry, applicant rep, present testimony and submits exhibits.

▶ Susan Finch, ZHM, questions to applicant rep.

▶ Kami Corbett, applicant rep, answers ZHM questions and continues testimony.

MONDAY, NOVEMBER 15, 2021

- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, statement to applicant rep.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Israel Monsanto, Development Services, answers questions and continues report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Steve Henry, applicant rep, presents rebuttal.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Susan Finch, ZHM, closes MM 21-0417.

B.2. RZ 21-0742

- ▶ Brian Grady, Development Services, calls RZ 21-0742.
- ▶ Michael Horner, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Michael Horner, applicant rep, answers ZHM questions and continues testimony.
- ▶ Michael Raysor, applicant rep, presents testimony.
- ▶ Israel Monsanto, Development Services, staff report
- ▶ Susan Finch, ZHM, calls Development Services Transportation.

MONDAY, NOVEMBER 15, 2021

- ▶ James Ratliff, Development Services Transportation, statement for the record.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM calls for proponents
- ▶ Rosa Moctezuma, proponent, presents testimony.
- ▶ Autumn Holt, proponent, presents testimony.
- ▶ Octavia Smith, proponent, presents testimony.
- ▶ Julene Robinson, proponent, presents testimony.
- ▶ Michael Horner, applicant rep, reads proponent letter into record and submits exhibits.
- ▶ Susan Finch, ZHM, calls for opponents.
- ▶ Patricia Hall, opponent, presents testimony.
- ▶ Veronica McDonald, opponent, presents testimony.
- ▶ Michael Horner, applicant rep, presents rebuttal.
- ▶ Gregory Roth, applicant rep, presents rebuttal and submits exhibits.
- ▶ Susan Finch, ZHM, closes RZ 21-0742.

C. REZONING STANDARD (RZ-STD)

C.1. RZ 21-1348

- ▶ Brian Grady, Development Services, calls RZ 21-1348.
- ▶ Ross Dickerson, applicant rep, presents testimony.
- ▶ Chris Grandlienard, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-1348.

MONDAY, NOVEMBER 15, 2021

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

D.1. RZ 21-0969

- ▶ Brian Grady, Development Services, calls RZ 21-0969.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Alexis Crespo, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Alexis Crespo, applicant rep, presents rebuttal.
- ▶ Israel Monsanto, Development Services, staff report.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Susan Finch, ZHM, calls proponents/opponents.
- ▶ Thomas Auda, opponent, presents testimony and submits exhibits.
- ▶ Beverly Auda, opponent, presents testimony and submits exhibits.
- ▶ Susan Finch, ZHM, calls Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, statement for record.
- ▶ Susan Finch, ZHM, questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Susan Finch, ZHM, calls applicant rep.
- ▶ Steve Henry, applicant rep, presents rebuttal and submits exhibits.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.

MONDAY, NOVEMBER 15, 2021

- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Alissa Sieben, applicant rep, answers ZHM questions.
- ▶ Susan Finch, ZHM, closes RZ 21-0969.
- ▶ Susan Finch, ZHM, breaks.
- ▶ Susan Finch, ZHM, resumes meeting.

D.3. MM 21-1234

- ▶ Brian Grady, Development Services, calls MM 21-1234.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Steven Sposato, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, presents testimony and submits exhibits.
- ▶ Timothy Lampkin, Development Services, staff report.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Timothy Lampkin, Development Services, answers ZHM questions.
- ▶ Susan Finch, ZHM, questions to Development Services.
- ▶ Timothy Lampkin, Development Services, answers ZHM questions and continues testimony.
- ▶ Susan Finch, ZHM, requests amendment to staff report.
- ▶ Timothy Lampkin, Development Services, responds to ZHM.
- ▶ Andrea Papandrew, Planning Commission, staff report.
- ▶ Alex Steady, Public Works Transportation, statement for the record.
- ▶ Susan Finch, ZHM, calls proponents.
- ▶ Gilon Levert, proponent, presents testimony.

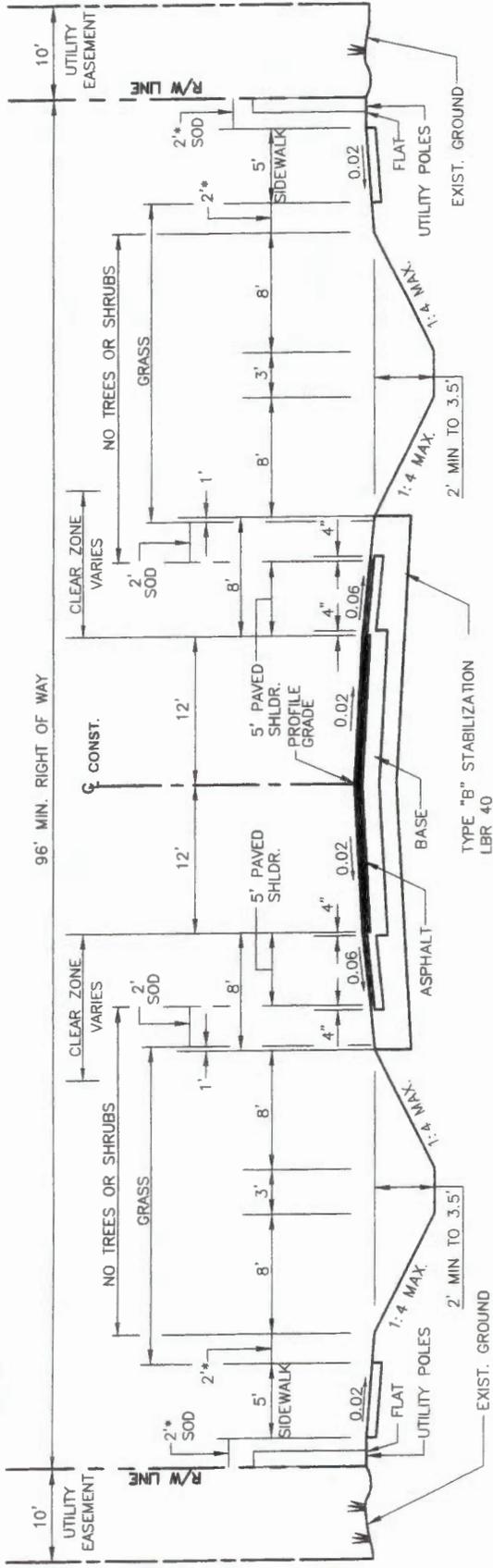
MONDAY, NOVEMBER 15, 2021

- ▶ Susan Finch, ZHM, calls for proponents/opponents.
- ▶ Mark Livingston, opponent, presents testimony.
- ▶ Kami Corbett, applicant rep, presents rebuttal.
- ▶ Susan Finch, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answers ZHM questions.
- ▶ Trent Stephenson, applicant rep, statement for record.
- ▶ Susan Finch, ZHM, closes MM 21-1234.

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourns meeting at 9:09 p.m.
- ▶ Susan Finch, ZHM, reopens the meeting for MM 21-1234.
- ▶ Tom Jones, opponent, presents testimony.
- ▶ Kami Corbett, applicant rep, continues rebuttal.
- ▶ Susan Finch, ZHM, closes MM 21-1234.
- ▶ Susan Finch, ZHM, adjourns the meeting at 9:19 p.m.

Application No. MM 21-1234  
 Name: Steven Henry  
 Entered at Public Hearing: 2 PM  
 Exhibit # 1 Date: 11/15/21



**TYPICAL SECTION**

N.T.S.  
 FOR LESS THAN 10,000 AADT  
 MAX. ALLOWABLE DESIGN SPEED - 50 MPH

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

REVISION DATE:  
 10/17

**TRANSPORTATION  
 TECHNICAL  
 MANUAL**



**Hillsborough  
 County Florida**

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

DRAWING NO. **TS-7**

SHEET NO. 1 OF 1

Lowell Rd



6.62 ft

Google Earth

© 2021 Google

Lowell Rd



6.82 ft

Google Earth

© 2024, Google

Lowell Rd



6.43 ft

Google Earth

© 2021 Google



FIGURE 1  
SIDEWALK IMPROVEMENTS





FIGURE 1

Application No. MM 21-1234  
Name: Steven Henry  
Entered at Public Hearing: ZHM  
Exhibit # 2 Date: 11/15/21

# Lowell Road Planned Development Major Modification (MM 21-1234)



## Project Team

Planning and Engineering - LevelUp Consulting

Legal - Hill Ward Henderson

Transportation - Lincks & Assoc.

Environmental - Naylor Environmental Solutions



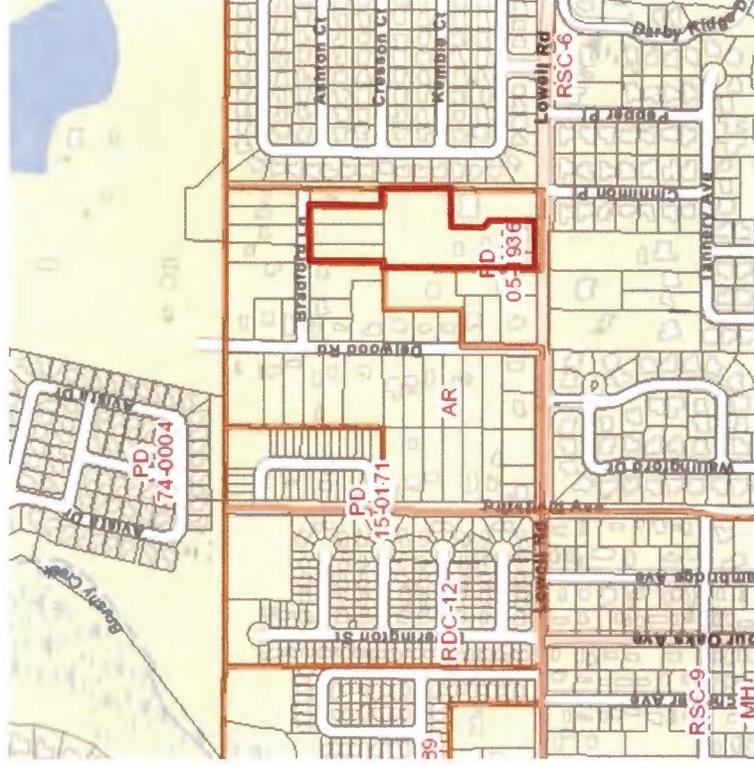


Location

## Future Land Use



## Zoning

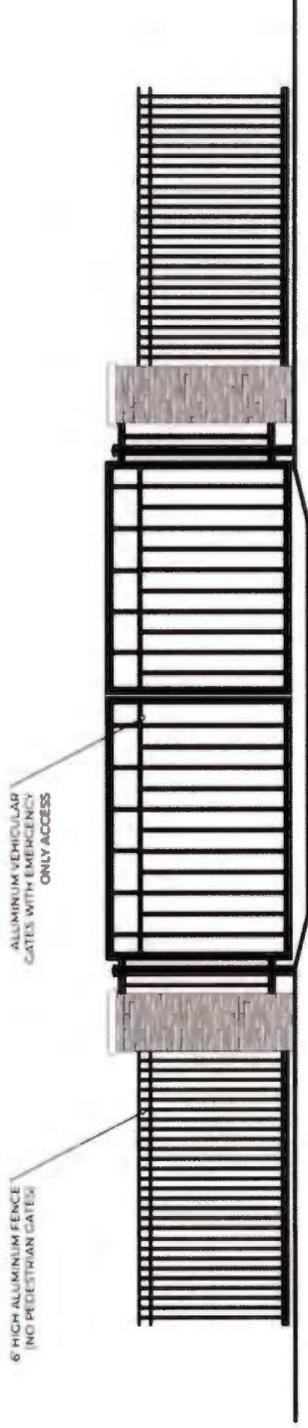


- Neighborhood Meeting - Carrollwood Cultural Center, September 15, 2021
- Follow up calls and emails with neighbors primarily focused on buffering and access controls

- 48 Townhomes
- Private streets with gated access on Lowell Rd. and gated emergency access on Bradford Lane
- Enhanced buffering



## Proposed Site Plan



\*MATERIALS AND COLORS MAY CHANGE AS PART OF FINAL DESIGN AND CONSTRUCTION.



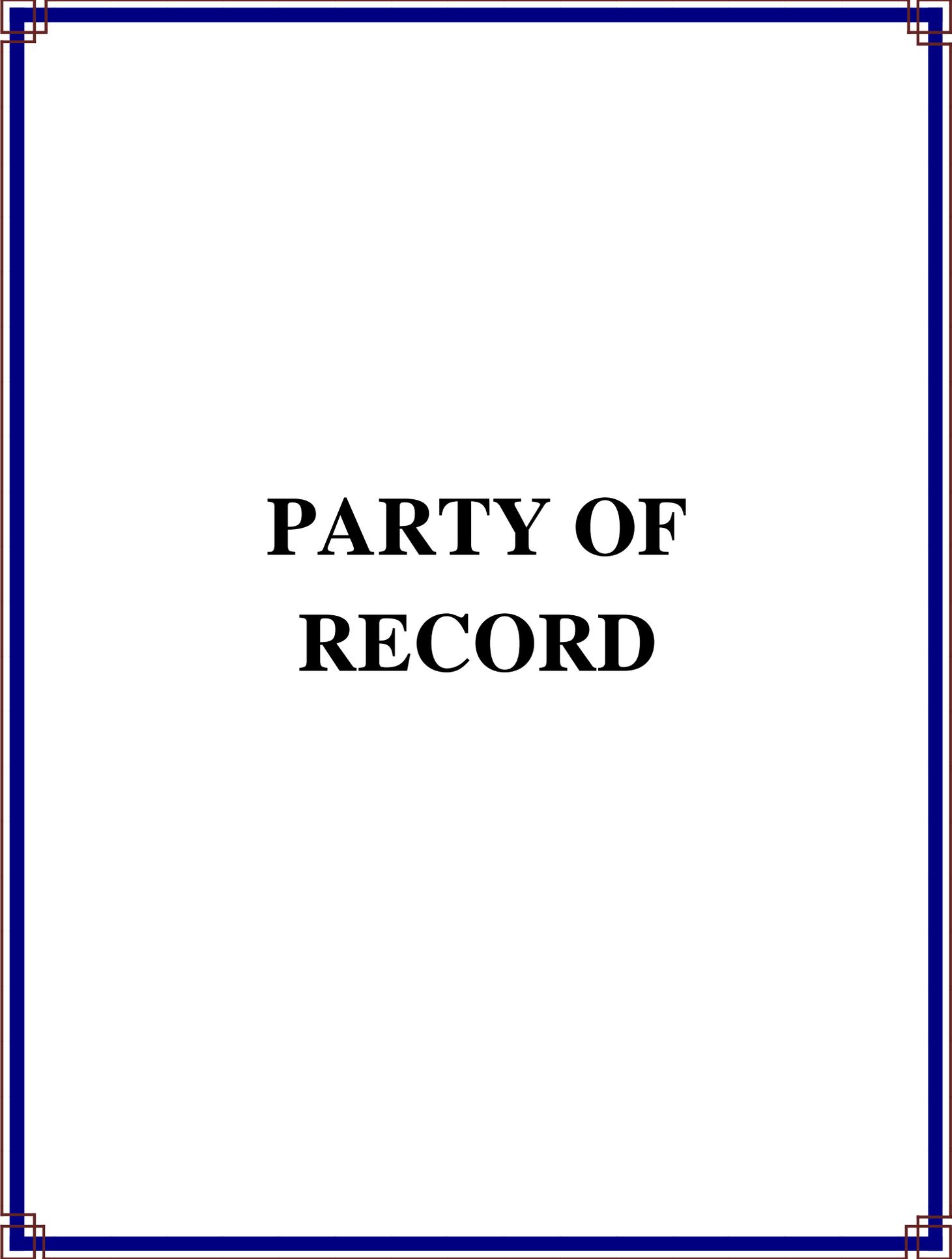
# Bradford Lane - Fence and Gate Detail

- Access Separation, Administrative Variance Approval, permits the reduction of minimum access spacing between the project driveway and next closest driveway to the west to +/- 155 feet and +/- 120 feet to the driveway to the east.
- Design Exception, Approvable by the County Engineer for the Lowell Rd. substandard road improvements, construct sidewalk improvements (5-foot sidewalk along the north side of Lowell Rd. for total distance of 2,040 feet)

- **No objections** by Review Agencies
- Planning Commission - The rezoning request is **Compatible** with the existing residential development pattern in the area. The request would also facilitate the vision of the Greater Carrollwood-Northdale Community Plan.
- Planning Commission - the proposed Major Modification **Consistent** with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, subject to conditions proposed by the Development Services Department.
- Development Services: **Approvable** subject to conditions

Key Staff Finding and Recommendations





**PARTY OF  
RECORD**

**From:** [Lampkin, Timothy](#)  
**To:** "Gilon Levert"  
**Subject:** FW: Levert Opposition - MM 21-1234 - Participation and PGM Store Instructions  
**Date:** Thursday, September 30, 2021 1:10:00 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

SEE HIGHLIGHTED CASE REFERENCE CORRECTIONS BELOW.

---

**From:** Lampkin, Timothy  
**Sent:** Thursday, September 30, 2021 1:05 PM  
**To:** Gilon Levert <[gilon.levert@googlemail.com](mailto:gilon.levert@googlemail.com)>  
**Subject:** Levert Opposition - MM 21-1234 - Participation and PGM Store Instructions

Good afternoon Gilon:

Thank you for contacting Hillsborough County. **21-1234** is currently scheduled to be heard at the **11/15 Rezoning Hearing Master Meeting at 6:00 p.m.** at the Robert W. Saunders, Sr. Public Library, located at 1505 N. Nebraska Ave., Tampa, Florida 33602-2849.

If you wish to attend the hearing either in person or by virtual participation, please register at the following link <http://hcflgov.net/SpeakUp>. You can attend the hearing virtually or in person to present your testimony or submit this in written form at least 2 days before the hearing date by 5 pm. Your written testimony can be sent to [Hearings@Hillsboroughcounty.org](mailto:Hearings@Hillsboroughcounty.org), or present it at the hearing. If you choose to participate in the hearing virtually, please follow the next link to register, [HCFLGov.net/SpeakUp](http://HCFLGov.net/SpeakUp).

***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.hillsboroughcounty.org/pgm> 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 21-1234.**

***How to participate in the Rezoning Process:***

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in written 2 business days before the hearing. Testimony and evidence

include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since **no new testimony and evidence can be presented at the BOCC meeting**. The rezoning record is closed after the public hearing.

At the public hearing, people who wish to provide testimony in opposition to the rezoning request are limited to a total of 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

### **Comprehensive Plan Amendment**

An email will be forthcoming to provide you with a link to the comprehensive plan amendment approved last year.

**Tim Lampkin, AICP**  
**Senior Planner**  
**Community Development Section**  
Development Services Department

Mobile: (813) 564-4673  
E: [LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)  
W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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



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

---

**From:** Gilon Levert <[gilon.levert@googlemail.com](mailto:gilon.levert@googlemail.com)>  
**Sent:** Wednesday, September 29, 2021 11:15 PM  
**To:** Lampkin, Timothy <[LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)>  
**Subject:** Re: MM 21-1234

**External email:** Use caution when clicking on links and attachments from outside sources.

Tim

Hope all is well. Thank you for taking the time to talk to me earlier today. Sorry I was in the car and did not catch everything we spoke of.

Can you please send me the correct contacts to where to email our concerns and if there is a specific format preferred. What are the dates for the hearings, I know there is the November 15th and 6pm and the Board of County commissioner on January 11th 9am. Of course we want to be on the list of speakers and make sure our concerns are heard and taken into consideration. It is important we get our ducks and so on. where and how to request to be a speaker on the party of record, if I'm not mistaken.

You mentioned you met with your team yesterday and this project was discussed and some items did come up for further discussion and that you would be further reviewing this project early next week. You were going to email me the link to the current zoning status and how it got zoned from 4 units per acre to 9 units per acre. I'm also looking for the description of the property showing the specifics of the property such as fencing, building heights, distance from property lines and so on. I have spoken to the developer building team engineer Level Up Consulting, Sephen Sposato and plan to meet with them to better understand and see what they could do to better accommodate us on their end. When would be a good time to touch base and recircle on this so we could have a better understanding of what is going on. Unfortunately none of us are "professional" Land Planners or county zoning specialists. We are your average concerned citizens just looking to keep our neighborhood a pleasant, low key and a safe one. Thank you again in advance for your help and time.

Thank you,  
Gilon Levert  
857-251-7307  
Broker Realtor / Interior Design  
FL Lic # BK3428859  
MA Lic # 9080522  
[gilon.levert@gmail.com](mailto:gilon.levert@gmail.com)

On Wed, Sep 29, 2021 at 10:34 AM Lampkin, Timothy <[LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)> wrote:

Good morning,

I just tried calling you, but got your voicemail. Please feel free to call me at the number below.

We look forward to speaking with you.

Best,

**Tim Lampkin, AICP**  
**Senior Planner**  
**Community Development Section**  
Development Services Department

---

Mobile: (813) 564-4673  
E: [LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)  
W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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---

**From:** Gilon Levert <[gilon.levert@googlemail.com](mailto:gilon.levert@googlemail.com)>  
**Sent:** Wednesday, September 29, 2021 10:30 AM  
**To:** Timoteo, Rosalina <[TimoteoR@HillsboroughCounty.ORG](mailto:TimoteoR@HillsboroughCounty.ORG)>  
**Cc:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>; Lampkin, Timothy

<[LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)>

**Subject:** Re: MM 21-1234

**External email:** Use caution when clicking on links and attachments from outside sources.

Dear Tim Lumpkin

RE: MM 21-1234

Hope all is well. Thank you, I have been working on a punch list and details to better understand the process and how to go about this hearing in November.

Regarding MM 21-1234

It would be really helpful to sit down and meet with you to better understand our options and help us with formulating whatever conditions to better protect our properties down the road.

Would it be possible to meet with you this coming week my schedule is flexible.

Thank you,

Gilon Levert

857-251-7307

On Wed, Sep 29, 2021, 7:00 AM Timoteo, Rosalina <[TimoteoR@hillsboroughcounty.org](mailto:TimoteoR@hillsboroughcounty.org)> wrote:

Good morning Gilon,

The planner assigned to this application is Tim Lampkin at [lampkint@hillsboroughcounty.org](mailto:lampkint@hillsboroughcounty.org)

Thank you, Rosa

**Rosa Timoteo**  
**Senior Planning & Zoning Technician**  
Development Services Dept.

---

C: (813) 244-3956

P: (813) 307-1752

E: [timoteor@hillsboroughcounty.org](mailto:timoteor@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

---

**From:** Gilon Levert <[gilon.levert@gmail.com](mailto:gilon.levert@gmail.com)>  
**Sent:** Tuesday, September 28, 2021 4:08 PM  
**To:** Timoteo, Rosalina <[TimoteoR@HillsboroughCounty.ORG](mailto:TimoteoR@HillsboroughCounty.ORG)>  
**Cc:** Rome, Ashley <[RomeA@hillsboroughcounty.org](mailto:RomeA@hillsboroughcounty.org)>  
**Subject:** Re: MM 21-1234

Rosa

Hope all is well. Thank you, I have been working on a punch list and details to better understand the process and how to go about this in regards to the hearing in November. Regarding RE: MM 21-1234 Can you let me know who is the Staff Planner for the county that is working and staffing this zoning hearing.

It would be really helpful to sit down and meet with him or her to better understand our options and help us with formulating whatever conditions to better protect our properties down the road.

Thank you,  
Gilon Levert  
857-251-7307  
Broker Realtor / Interior Design  
FL Lic # BK3428859  
MA Lic # 9080522  
[gilon.levert@gmail.com](mailto:gilon.levert@gmail.com)

On Fri, Sep 10, 2021 at 10:59 AM Timoteo, Rosalina <[TimoteoR@hillsboroughcounty.org](mailto:TimoteoR@hillsboroughcounty.org)> wrote:

Good morning,

Per our conversation this morning the above application is scheduled to be heard on 11/15/21 ZHM hearing, this date could change. You may send written comments or evidence to [Hearings@HCFLGov.net](mailto:Hearings@HCFLGov.net) please make sure you put the application number.

Let me know if you have any additional questions.

Thank you,

**Rosa Timoteo**

**Senior Planning & Zoning Technician**

Development Services Dept.

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C: (813) 244-3956

P: (813) 307-1752

E: [timoteor@hillsboroughcounty.org](mailto:timoteor@hillsboroughcounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

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

**From:** [Burnadette Cook](#)  
**To:** [Hearings](#)  
**Subject:** Project off Lowell Rd. Tampa  
**Date:** Tuesday, October 26, 2021 4:09:09 PM

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**External email:** Use caution when clicking on links and attachments from outside sources.

Yes my name is Burnadette Cook and I would like to express my major major concerns with this project of townhomes being built off of Lowell Road in Tampa.... I have personally lived on Delwood Road which is the only access Road to Bradford Lane for over 60 years..... Recently we have had to deal with all of the construction traffic from the Hillsborough County wastewater department that was converted to the Carrollwood Park..... Our road dellwood was the only road used to bring in equipment and materials and was the only road used to take out all the demolition that was done ....

We went to the meetings and we put out our concerns but that didn't stop anything. It's very unfair that our private road in the sense of never having traffic other than those who live on this street or on Bradford had access to but now we have traffic quite often because there is county access to the park and of course the sheriff's department and the GPS for those who ask for the location of the park always sends them down our street.... NOW EVEN A BIGGER ISSUE..... Townhomes being built and they're wanting to put a back gate which would access them onto Bradford Lane which could only put them onto Delwood Road again it being a dead end..... If that were the case we are talking major traffic on a one block dead end road from townhomes being built in 2022 when people on our street have been here since the late 1950's Early 60's.... It's very unfair for traffic to come down our road for construction that's being built off Lowell Road..... My parents bought out here on Delwood in 1962& I was born in 1961

And are still living here on Delwood Rd and I their daughter purchased the property directly across the street from them in 1981 & my brother purchased here in Delwood in 1997....

So we have all been on this street for over 60 years.... It has always been a quiet area and crime free but lately with everything building up around us and major access on and off this road although a dead end things have changed and not for the better....

So my concern and of course I know I'm speaking for others too on this street is that if those townhomes are going to be built then we may not be able to stop that but we beg of you to please again I ask please not to put access onto Bradford Lane because Bradford Lane only has one exit and it's exit is the street I live on Delwood Road both being a dead end.....

I ask you to please take this into high consideration.....

Another major concern is because of even the traffic now because of this park that was built we do not have sidewalks people are walking in the streets even at night and we are a small dead in road so it is also very dangerous and now if there is going to be a back gate access from those town homes onto Bradford Lane on to Delwood Road we're talking major traffic.....

I think you for your time and I hope you take this into consideration.... We lived on this street for a reason and things are changing and not for the better.....

I can be reached at 813-766-6742 or my address 13027 Delwood Road 33624.... And my email is [scuba1120@gmail.com](mailto:scuba1120@gmail.com).....

Again I think you for your time and I hope this is taken into consideration with deep thought.... Again we may not be able to stop the building of those townhomes but even more concerned is having that back gate access....

I would much appreciate acknowledgment of my email...

Thank you James and Burnadette Cook

**From:** [Burnadette Cook](#)  
**To:** [Hearings](#)  
**Cc:** [Hagan, Ken](#)  
**Subject:** Re: Project off Lowell Rd. Tampa  
**Date:** Tuesday, October 26, 2021 4:23:35 PM

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**External email:** Use caution when clicking on links and attachments from outside sources.

On Tue, Oct 26, 2021, 4:08 PM Burnadette Cook <[scuba1120@gmail.com](mailto:scuba1120@gmail.com)> wrote:

Yes my name is Burnadette Cook and I would like to express my major major concerns with this project of townhomes being built off of Lowell Road in Tampa.... I have personally lived on Delwood Road which is the only access Road to Bradford Lane for over 60 years..... Recently we have had to deal with all of the construction traffic from the Hillsborough County wastewater department that was converted to the Carrollwood Park..... Our road dellwood was the only road used to bring in equipment and materials and was the only road used to take out all the demolition that was done ....

We went to the meetings and we put out our concerns but that didn't stop anything. It's very unfair that our private road in the sense of never having traffic other than those who live on this street or on Bradford had access to but now we have traffic quite often because there is county access to the park and of course the sheriff's department and the GPS for those who ask for the location of the park always sends them down our street.... NOW EVEN A BIGGER ISSUE..... Townhomes being built and they're wanting to put a back gate which would access them onto Bradford Lane which could only put them onto Delwood Road again it being a dead end..... If that were the case we are talking major traffic on a one block dead end road from townhomes being built in 2022 when people on our street have been here since the late 1950's Early 60's.... It's very unfair for traffic to come down our road for construction that's being built off Lowell Road..... My parents bought out here on Delwood in 1962& I was born in 1961

And are still living here on Delwood Rd and I their daughter purchased the property directly across the street from them in 1981 & my brother purchased here in Delwood in 1997....

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I ask you to please take this into high consideration.....

Another major concern is because of even the traffic now because of this park that was built we do not have sidewalks people are walking in the streets even at night and we are a small dead in road so it is also very dangerous and now if there is going to be a back gate access from those town homes onto Bradford Lane on to Delwood Road we're talking major traffic.....

I think you for your time and I hope you take this into consideration.... We lived on this street for a reason and things are changing and not for the better.....

I can be reached at 813-766-6742 or my address 13027 Delwood Road 33624.... And my email is [scuba1120@gmail.com](mailto:scuba1120@gmail.com).....

Again I think you for your time and I hope this is taken into consideration with deep

thought... Again we may not be able to stop the building of those townhomes but even more concerned is having that back gate access....  
I would much appreciate acknowledgment of my email...

Thank you James and Burnadette Cook

## Rome, Ashley

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**From:** Lampkin, Timothy  
**Sent:** Tuesday, October 19, 2021 11:17 AM  
**To:** Gilon Levert  
**Cc:** Rome, Ashley  
**Subject:** Levert Opposition - MM 21-1234 - Participation and PGM Store Instructions

Good afternoon:

Thank you for contacting Hillsborough County. 21-1234 is currently scheduled to be heard at the 11/15 Rezoning Hearing Master Meeting at 6:00 p.m. at the Robert W. Saunders, Sr. Public Library, located at 1505 N. Nebraska Ave., Tampa, Florida 33602-2849.

If you wish to attend the hearing either in person or by virtual participation, please register at the following link <http://hcflgov.net/SpeakUp>. You can attend the hearing virtually or in person to present your testimony or submit this in written form at least 2 days before the hearing date by 5 pm. Your written testimony can be sent to [Hearings@Hillsboroughcounty.org](mailto:Hearings@Hillsboroughcounty.org), or present it at the hearing. If you choose to participate in the hearing virtually, please follow the next link to register, [HCFLGov.net/SpeakUp](http://HCFLGov.net/SpeakUp).

### 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.hillsboroughcounty.org/pgm> 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 21-1234.

### How to participate in the Rezoning Process:

The ZHM hearing officer makes a recommendation to the BOCC, which can either approve or disapprove the proposed rezoning during the public meeting.

The officer's recommendation is based on the testimony and evidence presented during the officer's public hearing or submitted in written 2 business days before the hearing. Testimony and evidence include presentations and documents provided to the hearing officer by the applicant, members of the public, and the staff. It is important for people to present testimony and evidence at this hearing since no new testimony and evidence can be presented at the BOCC meeting. The rezoning record is closed after the public hearing.

At the public hearing, people who wish to provide testimony in opposition to the rezoning request are limited to a total of 15 minutes for all opposition speakers combined. People who wish to support the rezoning request are subject to the same time limit.

Within 15 working days of the public hearing, the hearing officer will issue his recommendation to the BOCC. If you participated in the public hearing and provided your name, address, and self-addressed envelope to the clerk, you will receive a copy of the recommendation. You can have access to the recommendation on the web following the PGM Store instructions.

Tim Lampkin, AICP  
Senior Planner  
Community Development Section  
Development Services Department

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Mobile: (813) 564-4673  
E: [LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)  
W: HCFLGov.net

Hillsborough County  
601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Gilon Levert <[gilon.levert@googlemail.com](mailto:gilon.levert@googlemail.com)>  
**Sent:** Monday, October 18, 2021 10:44 PM  
**To:** Lampkin, Timothy <[LampkinT@hillsboroughcounty.org](mailto:LampkinT@hillsboroughcounty.org)>  
**Subject:** Re: FW: Levert Opposition - MM 21-1234 - Participation and PGM Store Instructions

**External email:** Use caution when clicking on links and attachments from outside sources.

Dear Timothy

Hope all is well. Regarding the project proposed on Lowell road in carrollwood. RE: MM 21-1234 , I have met and spoken to the developer and engineers from Pulte Group per your suggestion.. They have been very accommodating and pleasant to work with and agreed to adjustments in the plan to better accommodate mine and some of my neighbors concerns.

How do we go forward and safeguard these adjustments we agreed on. Is there away these items could built into the actual zoning approval. How do they get built into the building/construction plans and further on into the home association documents and enforced.

Looking forward to hearing back from you.

Thank you.  
Gilon.

## Rome, Ashley

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**From:** Hearings  
**Sent:** Tuesday, October 26, 2021 9:39 AM  
**To:** Timoteo, Rosalina; Rome, Ashley  
**Cc:** Lampkin, Timothy  
**Subject:** FW: (WEB mail) - Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234

----- Original Email -----

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**From:** Reidy, Richard <ReidyR@hillsboroughcounty.org>  
**Sent:** Tuesday, October 26, 2021 9:20 AM  
**To:** gilon.levert@gmail.com  
**Cc:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** RE: (WEB mail) - Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234

Good day Gilon,  
Thank you for reaching out regarding the Land Use application MM 21-1234

It is important that you're aware the Land Use process is not a legislative one but quasi-judicial. The procedures follow court-like protocols which are much more restrictive and as such the commissioners are prohibited from receiving any information, either pro or con, that is outside the prescribed process. Therefore, I cannot share this with Commissioner Hagan directly.

I will however, by copy of this email, forward your email to: [Hearings@hillsboroughcounty.org](mailto:Hearings@hillsboroughcounty.org) and request that it be added to the record. If this meets with the approved procedures then this action will ensure that your comments are made part of the official record, which will in turn be made available to the Hearing Master and BOCC, at the appropriate time, and it will also list you as a "party of record". This is very important if you want your voice to be heard.

Regards,

Rich Reidy, sdg  
Office of Commissioner Hagan  
Hillsborough BOCC  
601 E Kennedy Blvd, 2nd Flr  
Tampa, FL 33602  
O: 813/272-5452  
E: [reidy@hcflgov.net](mailto:reidy@hcflgov.net)

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**From:** [formstack@hillsboroughcounty.org](mailto:formstack@hillsboroughcounty.org) <[formstack@hillsboroughcounty.org](mailto:formstack@hillsboroughcounty.org)>  
**Sent:** Monday, October 25, 2021 10:55 PM  
**To:** Commissioner District 2 <[ContactDistrict2@hillsboroughcounty.org](mailto:ContactDistrict2@hillsboroughcounty.org)>  
**Subject:** (WEB mail) - Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234

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

2 | Commissioner Ken Hagan (District 2)

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**Date and Time Submitted:** Oct 25, 2021 10:55 PM

**Name:** Gilon Levert

**Address:** 4910 Bradford Ln  
Tampa, FL 33624-4302

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**Phone Number:** (857) 251-7307

**Email Address:** [gilon.levert@gmail.com](mailto:gilon.levert@gmail.com)

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**Subject:** Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234

**Message:** Dear Commissioner Hagen

My name is Gilon Levert, my wife Addie and our son. Purchased and moved into our home over a year ago on Bradford Ln in Carrollwood. I'm writing to you in regards to the proposed development located on Lowell Rd Application number. MM 21-1234 This is a the 5.5 Acre proposed development. Hearing scheduled November 15th

As you probably know the developer is the Pulte Group a national builder, they are in the process of applying to build 48 two story level Townhouses on approximately 5.5 acres served by a private street that will be gated. The street will be accessed from Lowell Road from the south and have a "Emergency" access to the north on Bradford Ln

We as the immediate neighbors and adjacent homes will be the most affected by this type and size of a project. I personally have mixed feelings about this size of a project being proposed right next door to our home. There are various "players" and ways to approach this type of project and I'm trying to take it all in and work through the different options as best as possible.

I have spoken to the county land planners, Timothy Lampkin, your personal Aid Richard Reidy and the developer Pulte and their engineers for this project Level Up Consulting. All their contact info are listed below.

My personal main concerns are the impact such a residential townhouse project would have on the neighborhood and the impact it would have on the population density. This project is not in the style or character of the neighboring homes. Look around and we have single family homes, and a 48 unit townhouse project would change that forever. This also opens the door to future developers down the road with future vacant lots. Unless the developers keep the density and quantity down and provide adequate trees and vegetation to keep the visual barrier sufficient.

With this said we also have a developer in Pulte group that is willing and able to make accommodations and has been very cooperative in working with me at least to try and accommodate to better the overall impact of this project. With the county approving the land use from 4 units per acre to 9 units per acre two years ago, we will be running into this scenario every time the current owner finds a new potential buyer for the land. The land is approved and zoned for 9 units per acre, and that is what it is being sold as. It is not an easy pill to swallow but one that takes thought and effort to figure out. So my thoughts are to work with the developer as best as we can and try to make the best choices now while we have a listening ear and attentive neighbor. If the Land use zoning from 4 to 9 units per acre could be reversed we would not be having this conversation, but I have

not got the time and funds to fight that battle.

To my issue at this point.

I received an email from the developer this afternoon that Andrea Papandrew the county planner from the County Planning Commission team reached out to them and stated that they will not support gates in any capacity along Lowell Rd and Bradford Ln. According to Andrea This is inconsistent with the Greater Carrollwood-Northdale Community Plan vision about walkability, connectivity and access

They are going to have to revise the site plan to remove the gates to allow the project to move to the Zoning Hearing Master hearing on 11/15. At that hearing they will be requesting them to allow gates to the community with emergency access only at the Bradford location.

As a neighbor directly impacted by this proposed project. This is absolutely not an acceptable option and this could not be approved. The option of no gate along the Bradford Ln northern side of the project will eventually allow pedestrians, vehicles and complete traffic, a walkthrough from Lowell rd to Bradford Ln. With no sidewalks and lighting along Delwood Rd leading to the Carrollwood village park this proposed development and Bradford Ln will become the walkway of choice for all Lowell Rd pedestrians to the park. Adding to the already unsafe and over populated condition. The streets already have no lights and no sidewalks. Again this is a hazard that the only people affected by will be us the residents and neighbors living here.

There are entrance gates and fences along Lowell Rd and Casey Rd into several townhouse and residential complexes. For example

The Carrollwood Village Chase off Casey Rd.  
Cypress Estate off Lowell Rd  
The Sanctuary Village off Pittsfield Ave

Our double-dead-end street is not a connectivity and access point to the park. The access to the park is through the main entrance on West Village Drive. All the neighbors and people living on Delwood Rd and Bradford Ln, live here for the specific reason this is a dead end street and that we don't have the over populated and density of vehicles and pedestrian traffic. If the gates are removed from the plan we loose our peace and quit, not only you are approving a 48 townhouse development project to be established on our door step you are also allowing the traffic to take place as well this is a major negative impact on our quality of life and major negative impact on our community. .

If the county is going to condition and force the fence and gate on Bradford Ln side of the project to be eliminated from this project they need to require the removal of the gates from all the other communities in the area and remove the gates from the Carrollwood Village park all together, allowing free vehicle access through in and out the park at all times of the day and night just as they are requesting the free vehicle and pedestrian access through the proposed development between Lowell Rd and Bradford Ln. Whatever is expected or requested from one is expected from those proposing it as well. This is unacceptable and I ask and urge you to stand with us and oppose this decision by the planning board.

Please feel free to call or email me any time, happy to discuss this matter further.

Gilon Levert  
4910 Bradford Ln.  
Tampa FL 33624  
[gilon.levert@gmail.com](mailto:gilon.levert@gmail.com)  
857-251-7307

Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/95.0.4638.54 Safari/537.36

## Rome, Ashley

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**From:** Hearings  
**Sent:** Tuesday, October 26, 2021 1:31 PM  
**To:** Timoteo, Rosalina; Rome, Ashley; Lampkin, Timothy  
**Subject:** FW: Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234  
**Attachments:** 20211026\_124620.jpg; 20211026\_124842.jpg; 20211026\_123941.jpg; 20211026\_124217.jpg

**From:** Gilon Levert <gilon.levert@googlemail.com>  
**Sent:** Tuesday, October 26, 2021 1:04 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234

**External email:** Use caution when clicking on links and attachments from outside sources.

Application number. MM 21-1234

To Whom it may concern

I am writing this letter as a concerned resident. This is regarding the Lowell Rd Planned Development Proposed project Hearing Application number. MM 21-1234

Overall I am not opposed to the planned development on Lowell Road. There are several items proposed by the developer that we have worked through and reviewed and ultimately agree upon. The new proposed plan submitted by the developer October 22nd 2021 shows the agreed upon plan. The fence line and vegetation/ tree planting proposal is also agreeable.

I am opposing the requirement made by the county Planning Commission to allow complete access and connectivity between the proposed development to Lowell Rd and Bradford lane by eliminating the gates on Bradford Ln to the north and Lowell Rd to the south. This measure will negatively impact in the most negative way the quality of living and add to an already hazardous and dangerous condition in place. Adding the pedestrian and vehicle traffic of 48 townhouses and the additional access from Lowell Rd pedestrians and drive through vehicles with no street lights and no sidewalks along Bradford Ln and Delwood Rd is unacceptable and dangerous putting both the lives of the pedestrians and the current neighbours and residents at risk. With an average of 3-4 proposed residents per household and the extra daily pedestrian traffic from Lowell Rd you are looking at roughly 400 plus people a day accessing these streets. This is more than just a Major modification, this is a game changer to the neighborhood.

We have been communicating and working with the developer for several months now and have come to agreeable conditions that work for all, both the neighbours and the developer. If the county is going to condition and force the fence and gate on Bradford Ln to be eliminated from this project the county needs to require the removal of the gates from all the other communities in the area and to remove the gates from the Carrollwood Village park all together, allowing free vehicle access through in and out the park at all times of the day and night just as they are requesting the free vehicle and pedestrian access through the proposed development between Lowell Rd and Bradford

Ln. There are entrance gates and fences along Lowell Rd and Casey Rd into several townhouse and residential complexes, see pictures attached. For example

- The Carrollwood Village Chase off Casey Rd.
- Cypress Estate off Lowell Rd
- The Sanctuary Village off Pittsfield Ave

Being consistent with the Greater Carrollwood-Northdale Community Plan vision about walkability, connectivity and access, if expected or requested from one it is expected and requested from those proposing it as well. This is unacceptable and I ask and urge our county planners and elected officials to look out for our best interests and safety.

Thank you,









## Rome, Ashley

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**From:** Hearings  
**Sent:** Tuesday, October 26, 2021 1:35 PM  
**To:** Timoteo, Rosalina; Rome, Ashley  
**Cc:** Lampkin, Timothy  
**Subject:** FW: Concerns with MM 21-1234

----- Original Email -----

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**From:** Reidy, Richard <ReidyR@hillsboroughcounty.org>  
**Sent:** Tuesday, October 26, 2021 1:08 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Concerns with MM 21-1234

Please enter to the application's file that the citizen listed below called to register the following concern:

Mr. Vaid Lochan expressed his concern with the potential for elevated daily traffic volumes if a full access gate for vehicles is allowed at the north end of the site onto Bradford Ln. His is ok with the access if restricted to only emergency vehicles. He further indicated that he had not issues with also providing a pedestrian ingress/egress at the northern point as well.

Vaid Lochan  
13031 Dellwood Dr  
Tampa FL 33624  
813-230-0553

***Rich Reidy, sdc***  
Office of Commissioner Hagan  
Hillsborough BOCC  
601 E Kennedy Blvd, 2<sup>nd</sup> Flr  
Tampa, FL 33602  
O: 813/272-5452  
E: [reidy@hcfilgov.net](mailto:reidy@hcfilgov.net)