Rezoning Application:
PD 21-0744

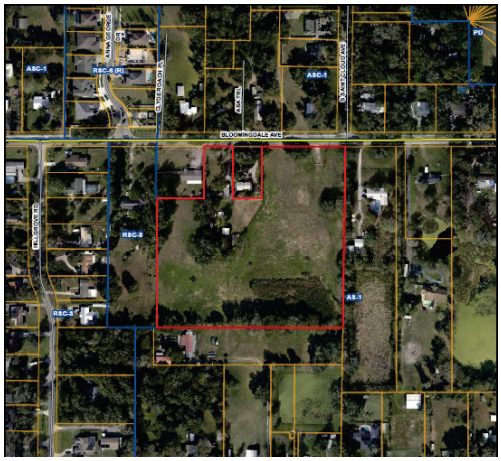
Zoning Hearing Master Date:
1/18/2022

BOCC Land Use Meeting Date: 3/08/2021

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	William Sullivan Potomac Land Company
FLU Category:	R-4
Service Area:	Urban
Site Acreage:	8.56
Community Plan Area:	None
Overlay:	None



Introduction Summary:
The request is to rezone an 8.56-acre property located at 2705 Bloomingdale Avenue in Valrico from AS-1 (Agricultural, Single-Family) to Planned Development. The proposal is for a maximum of 18 single-family homes with a minimum lot size of 6000 square feet with a maximum density of 2.1 dwelling units to the acre.

Development Standards:		
	Current AS-1 Zoning	Proposed PD
Density / Intensity	1 dwelling unit per acre	2.1 dwelling units per acre
Lot Size / Lot Width	Minimum 43,560 sf / 150’	Minimum 6,000 sf / 50’
Setbacks/Buffering and Screening	50’ Front 50’ Rear 15’ Sides	20’ Front 20’ Rear (Side Facing Garage: 10’) 5’ sides (Corner Lots & Lots Abutting PD Boundary: 10’)
Height	50’	35’

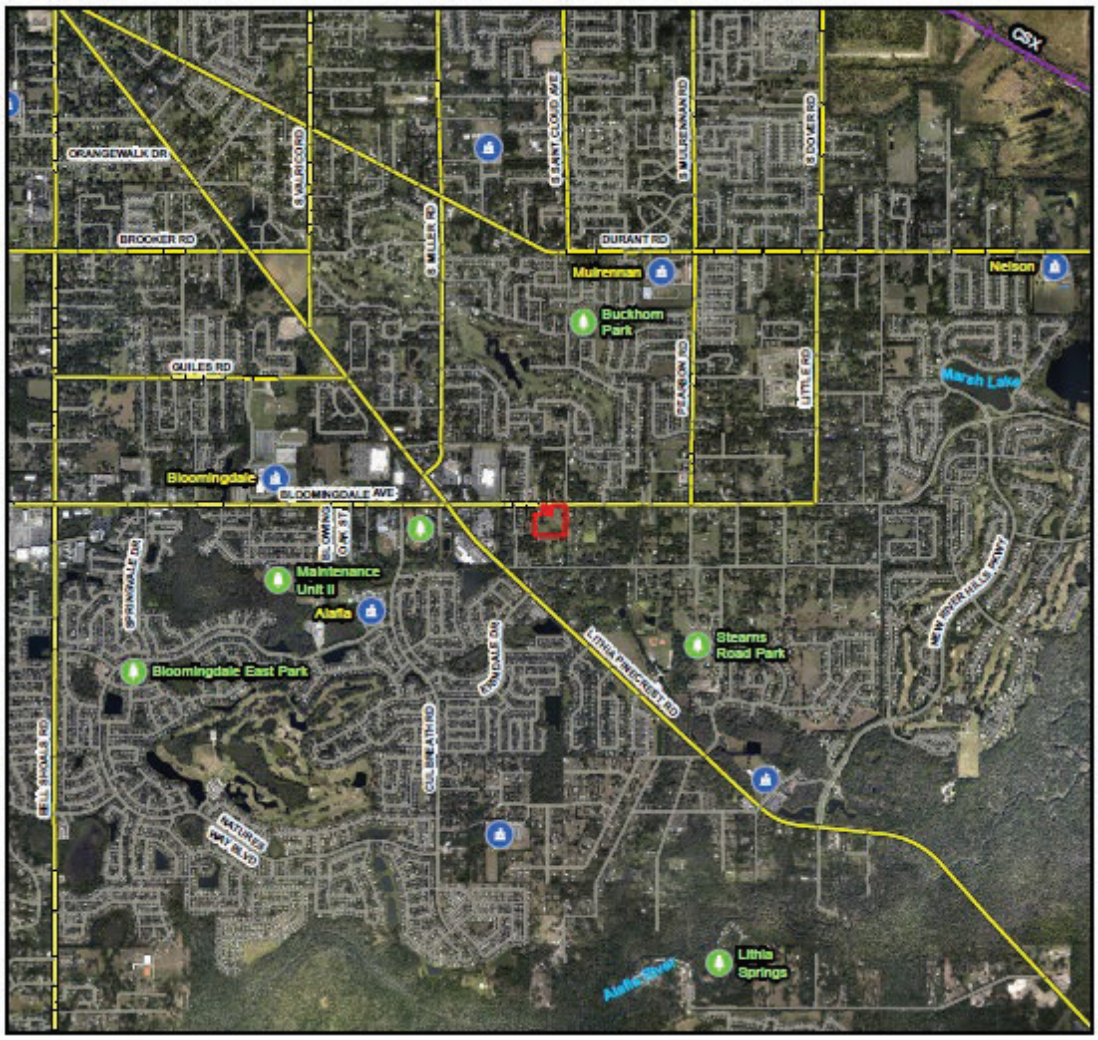
Additional Information:	
PD Variation(s):	LDC Part 6.02.01 Access 1. Variation to waive connectivity on eastern project boundary. 2. Variation to waive connectivity on southern project boundary. LDC Part 6.06.03 Scenic Roadways 3. Variation to waive 15-foot bufferyard requirement.
Waiver(s) to the Land Development Code:	None requested.

Created 8-17-21

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Not supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



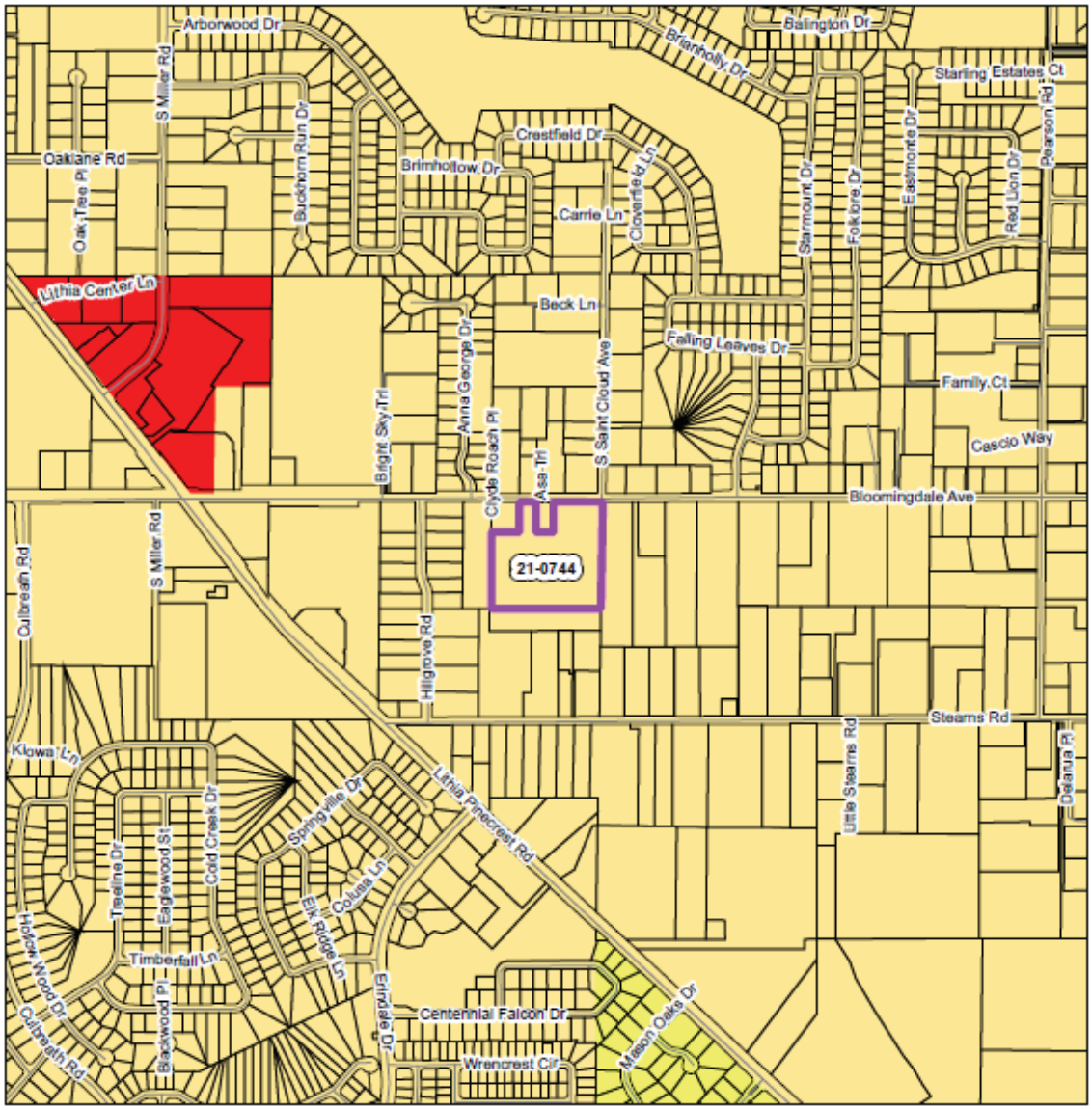
Context of Surrounding Area:

The subject site is located off Bloomingdale Avenue approximately 1,800 feet to the east of the intersection of Lithia Pinecrest Road and Bloomingdale Avenue. The surrounding area includes mostly residential, with a retail uses such as a Publix shopping center towards the Pinecrest Road and Bloomingdale Avenue intersection:

- To the north and northeast across Bloomindale Avenue is property zoned ASC-1 (min. lot size of one acre) and developed with single-family homes.
- Directly east and south of the subject site is AS-1 zoned property (min. lot size of one acre) and developed with single-family homes.
- To the west of the subject property is property that was rezoned from AS-1 to RSC-3 property (min. lot size of 14,520 sq. ft.) on May 23, 2006. This area is developed with single-family homes. Further west is PD 00-0836 approved for 71,890 sq. ft. of CG uses and 7,850 sq. ft. for office, and professional service including financial institutions with drive-through facilities.
- To the northwest is RSC-6 (min. lot size of 7,000 sq. ft.) and developed with single-family homes.

2.0 LAND USE MAP SET AND SUMMARY DATA

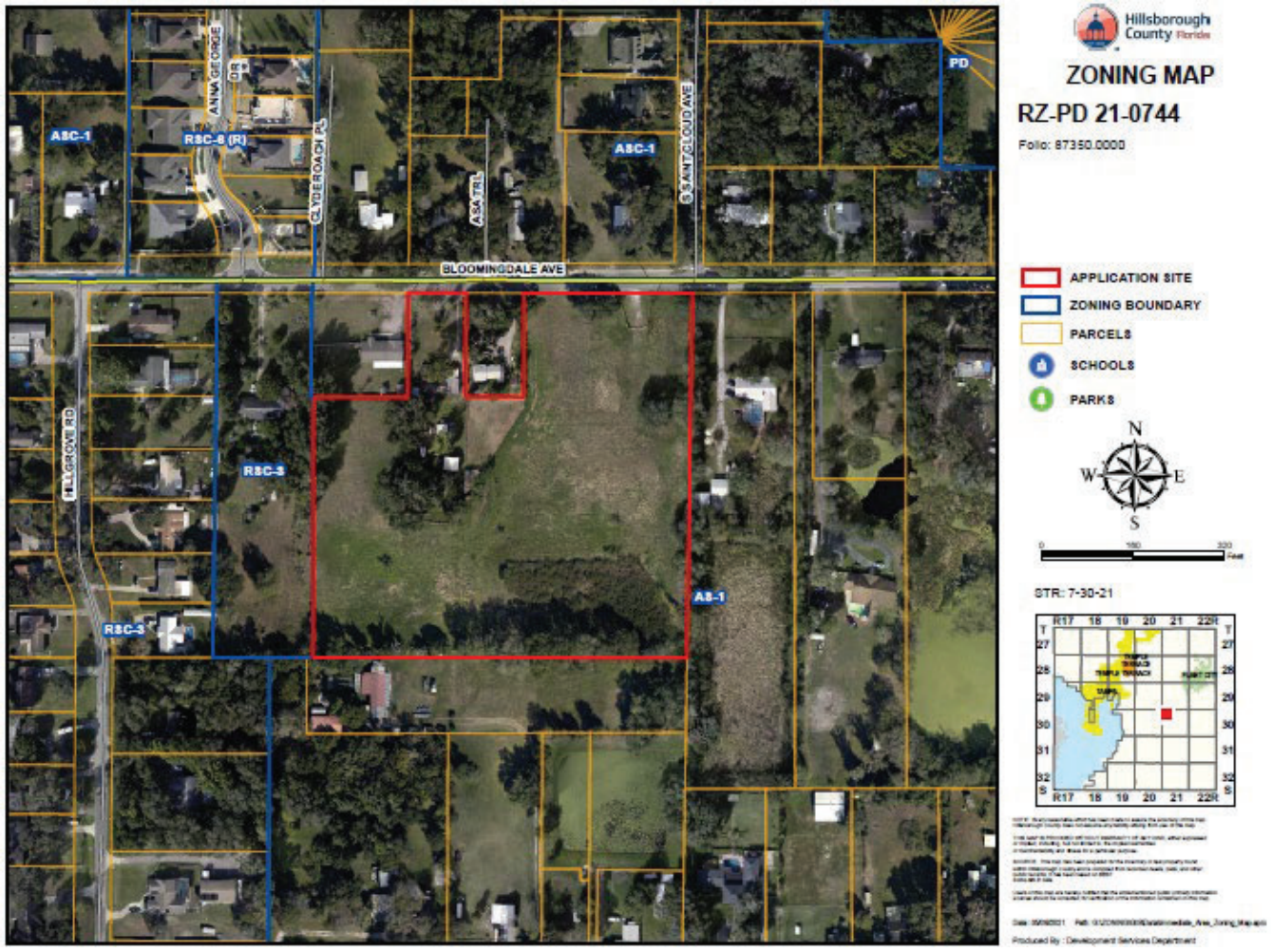
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 dwelling units per acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban commercial, offices, and multi-purpose.

2.0 LAND USE MAP SET AND SUMMARY DATA

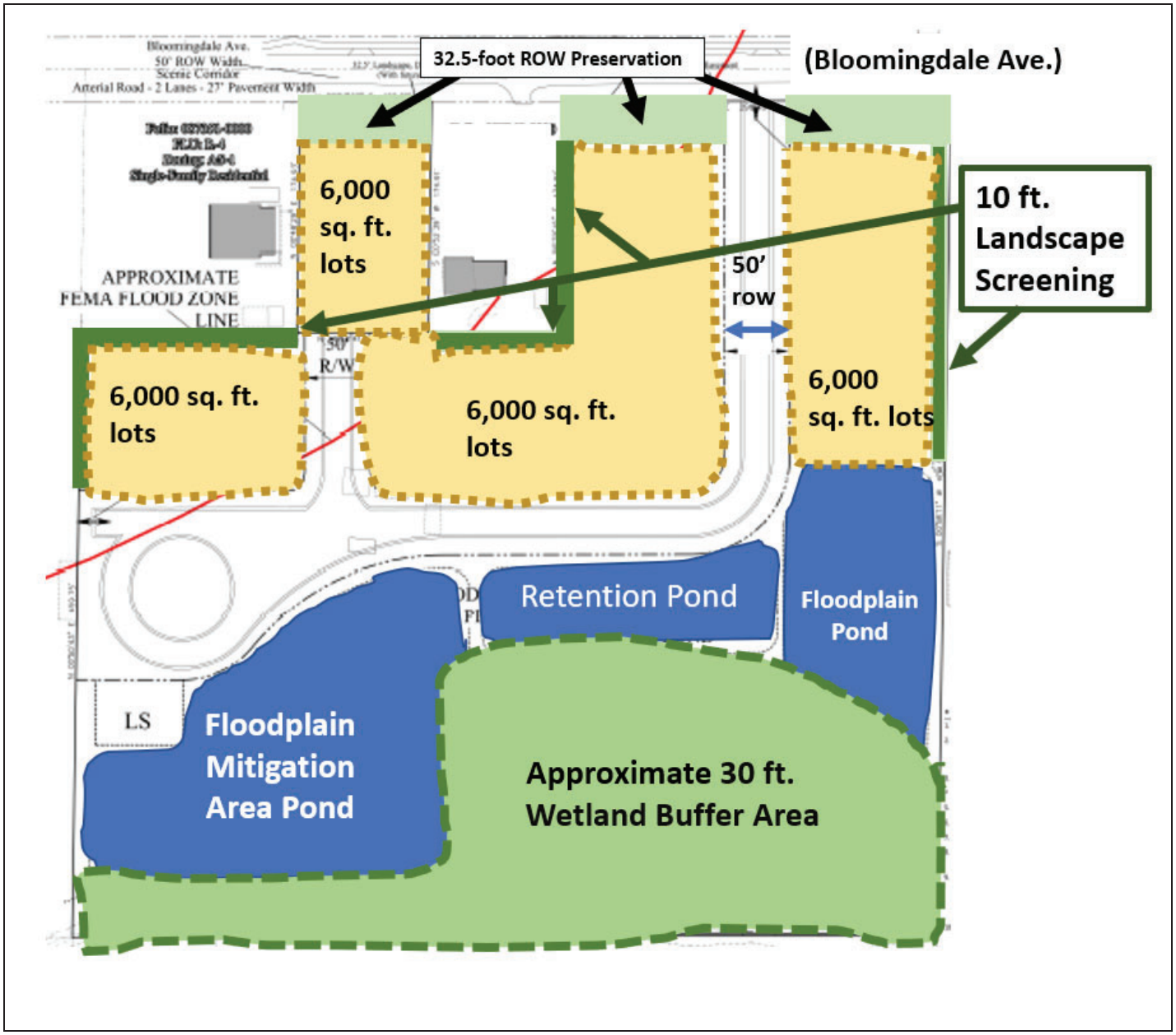
2.3 Immediate Area Map



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



There are environmentally sensitive lands in the amount of 0.956 acres of the property. The wetland lines and areas are depicted on the plan to show the limits of the wetlands and other surface waters delineated in accordance with Chapter 62-840 F.A.C. depict 0.956 acre of wetlands. Because the site is located within the Urban Service Area, it is to meet the Minimum Density per Policy 1.2 of the Future Land Use element. Due to wetlands on the site, the request may meet the exception to minimum density as outlined in Policy 1.3. Also shown on the plan are proposed retention ponds located in the southeastern portion of the subject site surrounding the wetland area. The minimum 6,000-square-feet lots are located on the northern portion of the subject property. Overall, the density is approximately 2.1 dwelling units per acre.

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

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Bloomingdale Ave.	County Arterial - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	8 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	3 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	4 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	76	6	8
Proposed	170	13	18
Difference (+/1)	(+) 94	(+) 7	(+) 10

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

Connectivity and Cross Access				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: PD Variation to required connectivity along southern and eastern project boundary. Eastern variation is supported by staff. Southern variation is not supported by staff.				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Cross Access – Eastern Boundary	Administrative Variance Requested	Out of Order
Cross Access – Southern Boundary	Administrative Variance Requested	Out of Order
Substandard Road – Bloomingdale Ave.	Design Exception Requested	Approvable
Access Spacing – Bloomingdale Ave.	Administrative Variance Requested	Approvable
Notes: Cross access is not required, as such requests are out of order. See PD variation for required connectivity (district from cross access requirement).		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor (W. Windhorst Rd.) ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☒ Yes ☒ No	☐ Yes ☒ No Due to Objection.	Objection due to lack of support for PD variation to southern boundary connectivity requirement, and failure to properly provide required right-of-way preservation for future Bloomingdale Ave. expansion as required pursuant to Hillsborough County Corridor Preservation Plan and LDC Sec. 5.11.09.
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Hillsborough County School Board Adequate ☒ K-5 ☒6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☐6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	Newsome High currently does not have capacity for the proposed project and capacity in adjacent concurrency service areas is unavailable. The applicant is advised to contact the school district for more information.

Impact/Mobility Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)
Mobility: $7,346 * 18 units = $132,228
Parks: $1,815 * 18 units = $ 32,670
School: $8,227 * 18 units = $148,086
Fire: $335 * 18 units = $6,030
Total Single Family Detached = $319,014

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐Density Bonus Requested ☒Consistent ☐Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	The request would meet the minimum density exception due to the wetlands on site and the likelihood of development having an adverse impact on environmental features.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 8.56 acres at 2705 Bloomingdale Avenue, located southwest of the Bloomingdale Avenue and South St. Cloud Avenue intersection. The property is not located within the limits of a Community Plan and is located within the Urban Service Area. The applicant requests 18 single-family residential units on the 18.56-acre subject property with 6,000-square-foot lots. The applicant is proposing a maximum building height of 35 feet. The AS-1 and ASC-1 zoning located to the north, east and south of the subject property allows a building height up to 50 feet.

The applicant proposes additional screening along portions of the PD boundaries consisting of 10-foot wide Landscape/Drainage Easement and Vertical Screening with 3” caliper trees, 10' high, every 40’ on center, on the northern, eastern and western boundary adjacent to lots in the PD excluding the Western 100' wide section adjacent to Bloomingdale Ave.

An 8-inch water main exists (adjacent to the site) and is located within the south Right-of-Way of Bloomingdale Avenue. A 16-inch wastewater force main exists approximately 45 feet from the site and is located within the north and is located in the Right-of-Way of Bloomingdale Avenue. The subject property contains wetland areas, which have been delineated; however, surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.

Per Policy 1.2 (FLUE), the site must satisfy minimum density requirements. The maximum allowable density on the subject site is 34 dwelling units. However, in this case the request would meet the minimum density exception due to the wetlands on site and the likelihood of development having an adverse impact on environmental features.

Given that Bloomingdale Ave. is a substandard collector roadway, the applicant's Engineer of Record submitted a Design Exception for a Substandard Road request for Bloomingdale Ave. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the Roadway Design Exception approvable. The applicant also submitted an Administrative Variance for access (driveway) spacing, which the County Engineer found approvable.

Variations Requested:

1. The applicant requests a variation of Section 6.06.03 Scenic Roadways to waive the 15-foot bufferyard required in the Suburban Scenic Roadways along Bloomingdale Road. The applicant is providing a 32.5 ft. right-of-way preservation for the portion of the proposed PD located on Bloomingdale Road. However, this 32.5 ft. right-of-way preservation area must be left vacant for future roadway expansion.
2. The applicant has also requested two variations of Section 6.02.01.A. of the LDC. Staff reviewed the requests and believes the wavier to connectivity along the eastern project boundary is supportable.
3. Staff has reviewed the applicant's justification for a variation to connectivity along the southern project boundary and finds it is not supportable. County Engineering staff did not find sufficient reason to support the request to waive southern connectivity. Additional information regarding the rationale for objection may be found in the transportation review's Rationale for Objection.

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, Site Development and Technical Manuals. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval, per LDC Section 5.03.06.C.6.

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.

However, staff finds the request **not** supportable as the proposed site design does not illustrate connectivity along the southern project boundary and the requested variation of Section 6.02.01 to waiver connectivity on the southern project boundary was not found approvable.

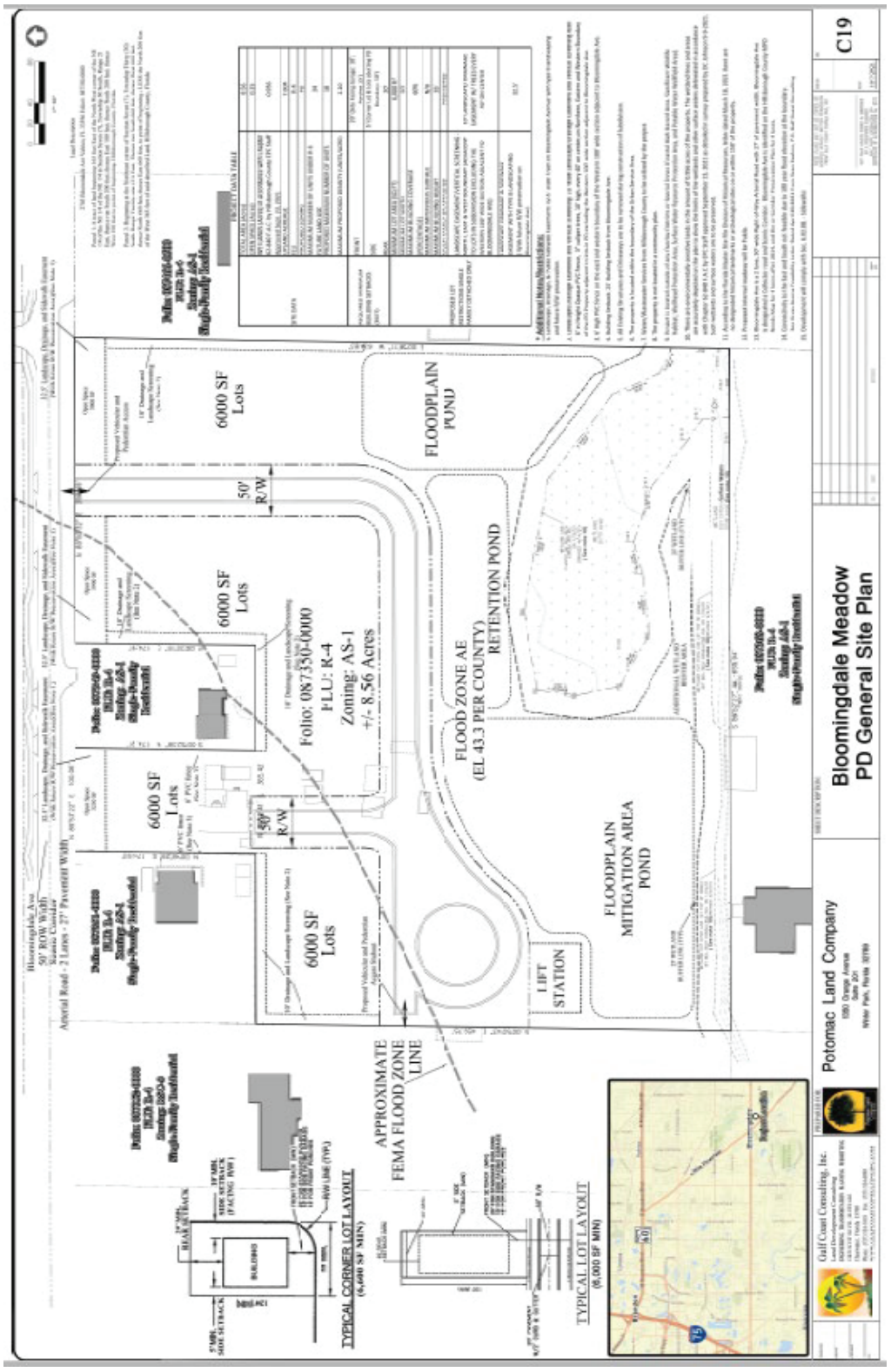
Zoning Administrator Sign Off:	J. Brian Grady Tue Jan 11 2022 12:43:17

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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-PD 21-0744
Hearing date:	January 18, 2022
Applicant:	William Sullivan, Potomac Land Company
Request:	Rezone from AS-1 to Planned Development allowing for 18 single-family residential units
Location:	2705 Bloomingdale Avenue, Valrico Southwest corner of Bloomingdale Avenue and South Saint Cloud Avenue intersection
Parcel size:	8.56 acres +/-
Existing zoning:	AS-1
Future land use designation:	R-4 (4 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	N/A

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:
PD 21-0744
Zoning Hearing Master Date:
1/18/2022
BOCC Land Use Meeting Date: 3/08/2021

Hillsborough County Florida
Development Services Department

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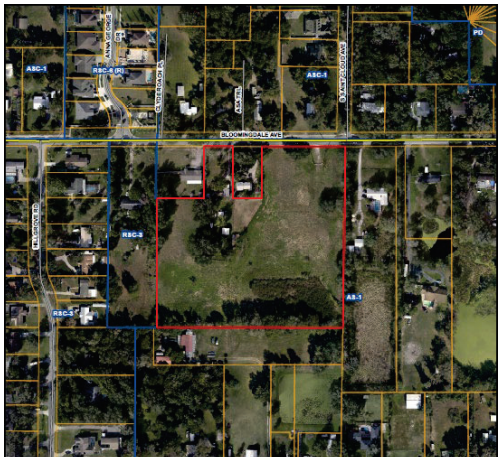

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	Current AS-1 Zoning	Proposed PD
Density / Intensity	1 dwelling unit per acre	2.1 dwelling units per acre
Lot Size / Lot Width	Minimum 43,560 sf / 150’	Minimum 6,000 sf / 50’
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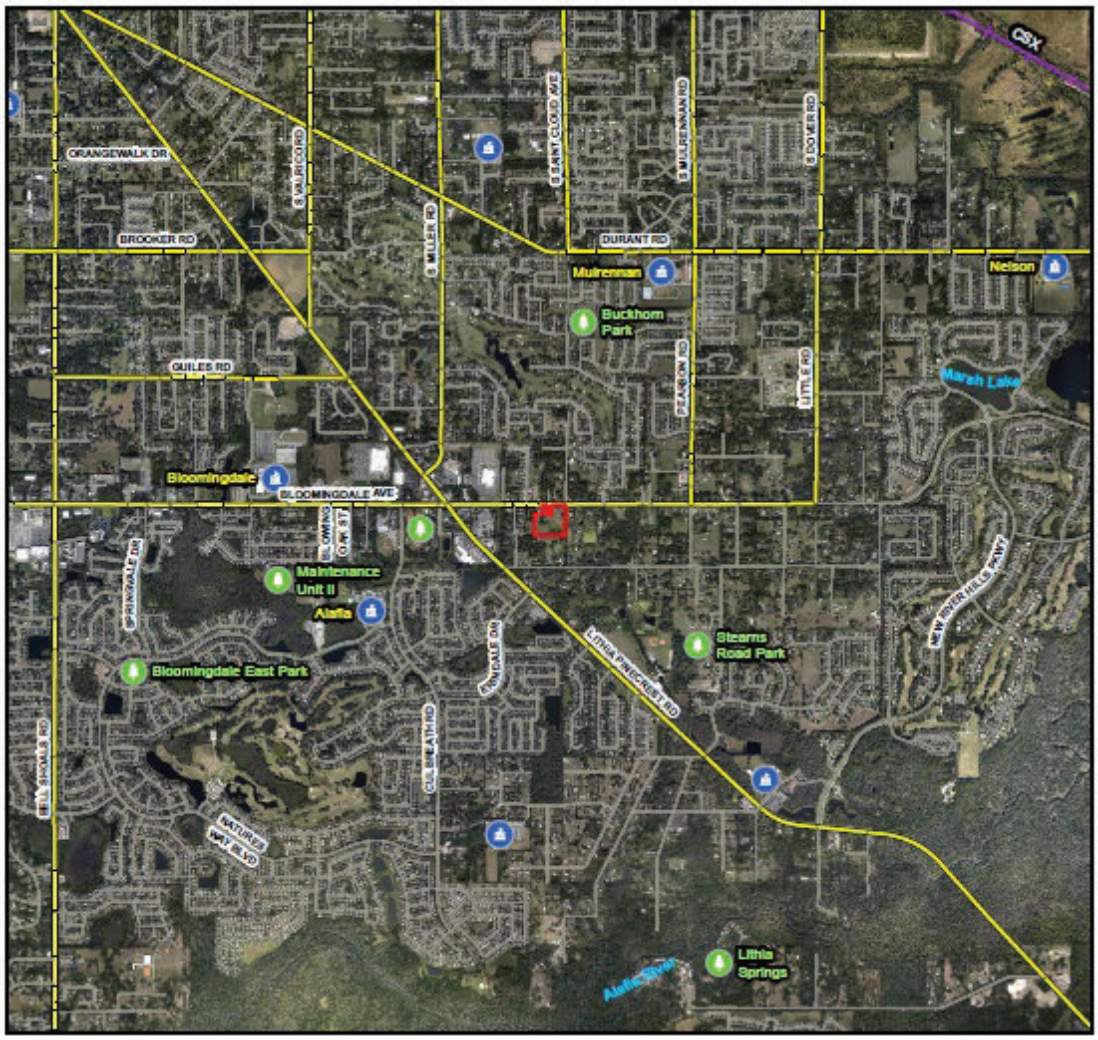
Waiver(s) to the Land Development Code:	None requested.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Not supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



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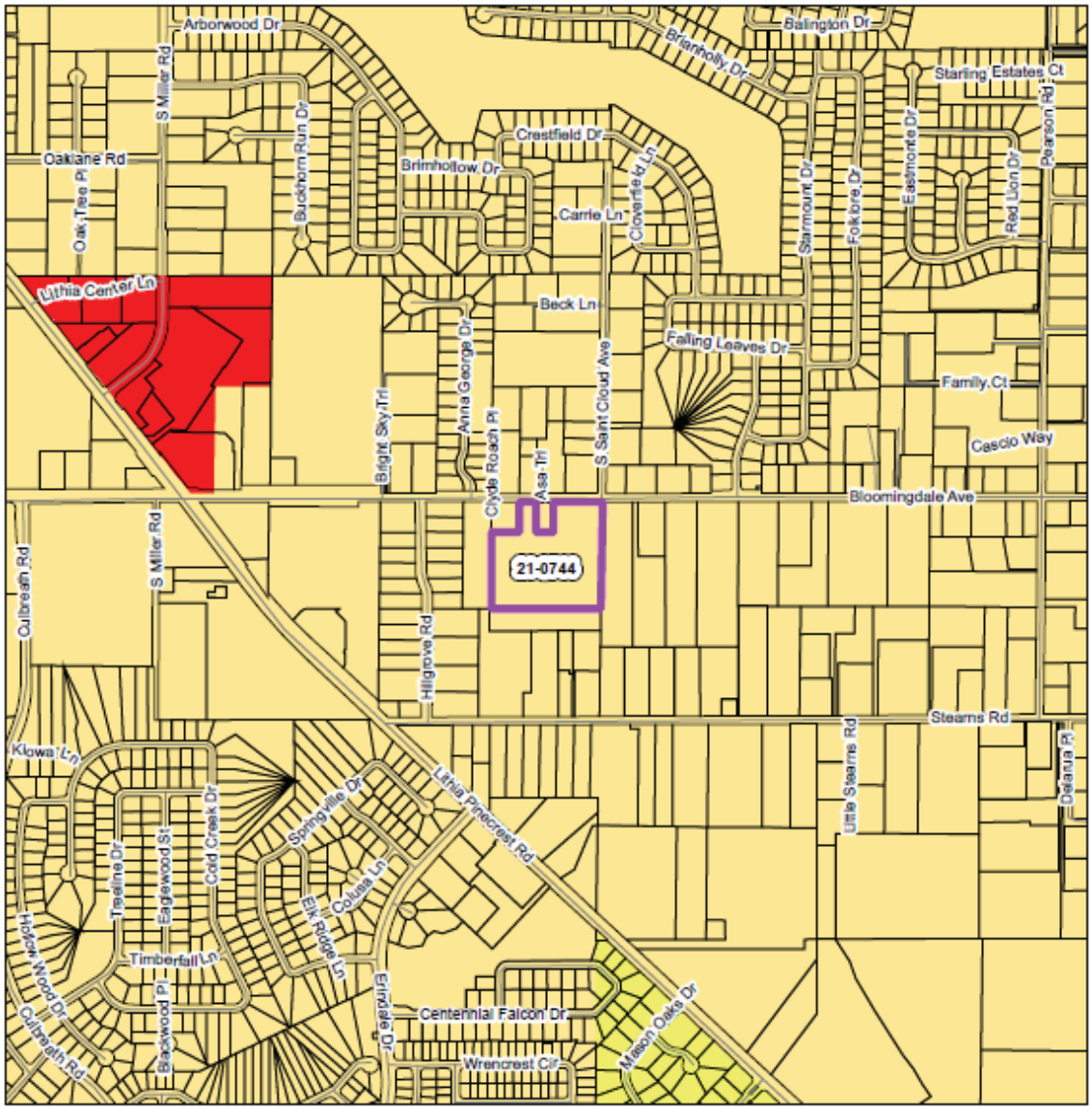

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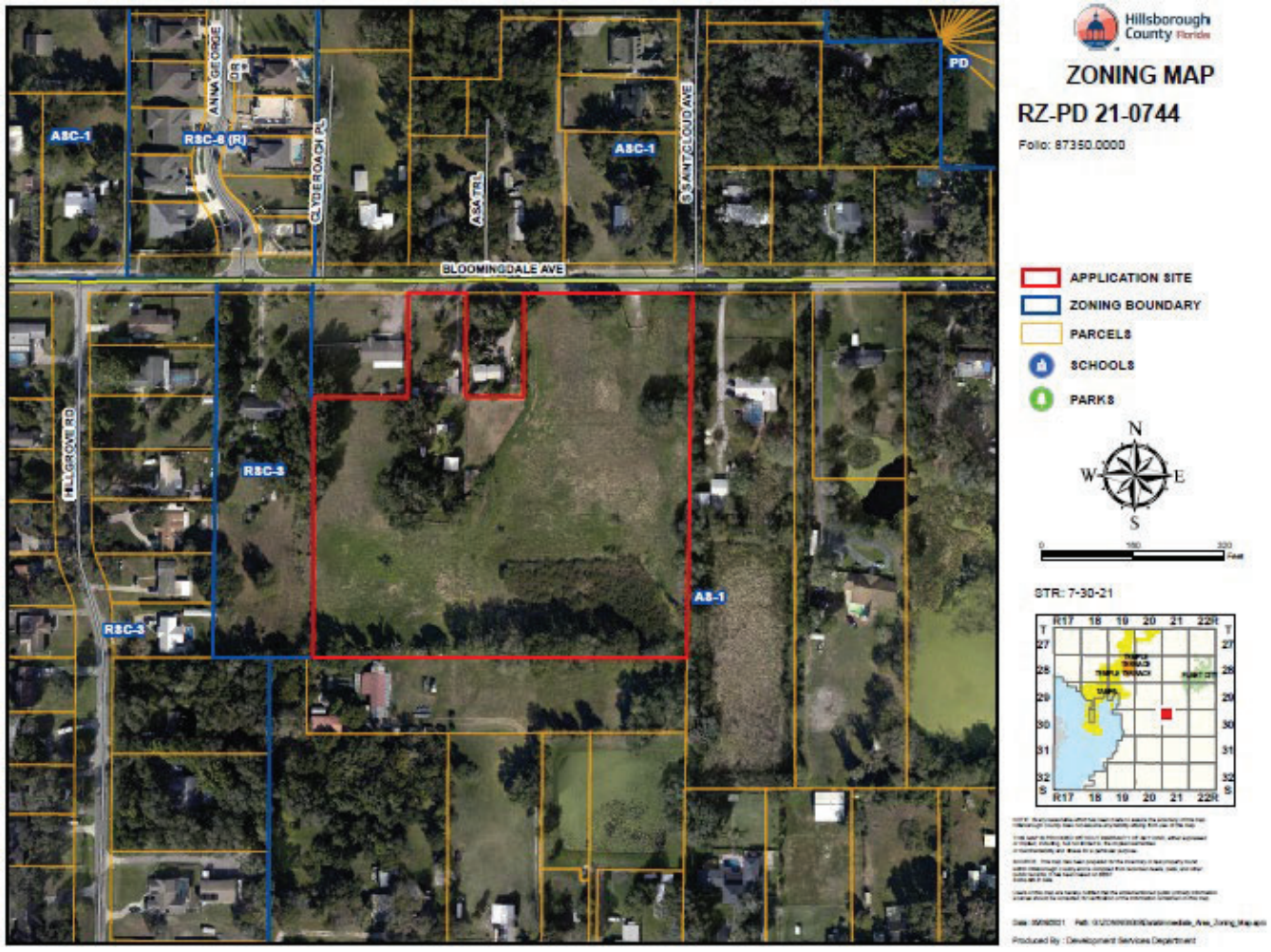
2.3 Immediate Area Map



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

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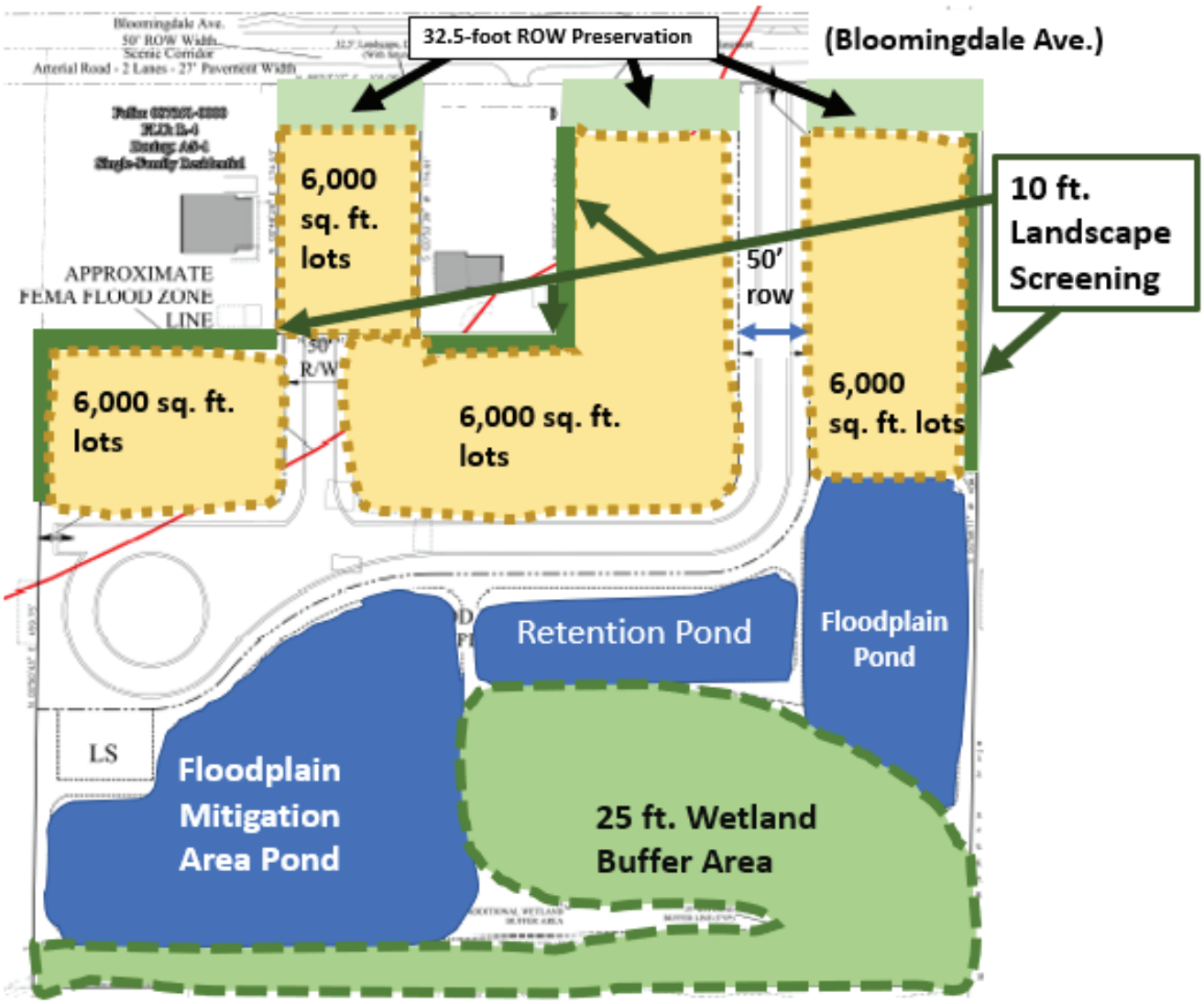

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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	**Classification**	**Current Conditions**	**Select Future Improvements**
Bloomingdale Ave.	County Arterial - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	8 Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
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Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
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Proposed	170	13	18
Difference (+/1)	(+) 94	(+) 7	(+) 10

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Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
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Notes: PD Variation to required connectivity along southern and eastern project boundary. Eastern variation is supported by staff. Southern variation is not supported by staff.				

Design Exception/Administrative Variance ☐ Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Cross Access – Eastern Boundary	Administrative Variance Requested	Out of Order
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Substandard Road – Bloomingdale Ave.	Design Exception Requested	Approvable
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Notes: Cross access is not required, as such requests are out of order. See PD variation for required connectivity (district from cross access requirement).		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☒ Urban/Suburban/Rural Scenic Corridor (W. Windhorst Rd.) ☐ Adjacent to ELAPP property ☐ Other _____			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☒ Yes ☒ No	☐ Yes ☒ No Due to Objection.	Objection due to lack of support for PD variation to southern boundary connectivity requirement, and failure to properly provide required right-of-way preservation for future Bloomingdale Ave. expansion as required pursuant to Hillsborough County Corridor Preservation Plan and LDC Sec. 5.11.09.
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Hillsborough County School Board Adequate ☒ K-5 ☒6-8 ☐9-12 ☐N/A Inadequate ☐ K-5 ☐6-8 ☒9-12 ☐N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	Newsome High currently does not have capacity for the proposed project and capacity in adjacent concurrency service areas is unavailable. The applicant is advised to contact the school district for more information.

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(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)
Mobility: $7,346 * 18 units = $132,228
Parks: $1,815 * 18 units = $ 32,670
School: $8,227 * 18 units = $148,086
Fire: $335 * 18 units = $6,030
Total Single Family Detached = $319,014

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A ☐Density Bonus Requested ☒Consistent ☐Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	The request would meet the minimum density exception due to the wetlands on site and the likelihood of development having an adverse impact on environmental features.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located on approximately 8.56 acres at 2705 Bloomingdale Avenue, located southwest of the Bloomingdale Avenue and South St. Cloud Avenue intersection. The property is not located within the limits of a Community Plan and is located within the Urban Service Area. The applicant requests 18 single-family residential units on the 18.56-acre subject property with 6,000-square-foot lots. The applicant is proposing a maximum building height of 35 feet. The AS-1 and ASC-1 zoning located to the north, east and south of the subject property allows a building height up to 50 feet.

The applicant proposes additional screening along portions of the PD boundaries consisting of 10-foot wide Landscape/Drainage Easement and Vertical Screening with 3” caliper trees, 10' high, every 40’ on center, on the northern, eastern and western boundary adjacent to lots in the PD excluding the Western 100' wide section adjacent to Bloomingdale Ave.

An 8-inch water main exists (adjacent to the site) and is located within the south Right-of-Way of Bloomingdale Avenue. A 16-inch wastewater force main exists approximately 45 feet from the site and is located within the north and is located in the Right-of-Way of Bloomingdale Avenue. The subject property contains wetland areas, which have been delineated; however, surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.

Per Policy 1.2 (FLUE), the site must satisfy minimum density requirements. The maximum allowable density on the subject site is 34 dwelling units. However, in this case the request would meet the minimum density exception due to the wetlands on site and the likelihood of development having an adverse impact on environmental features.

Given that Bloomingdale Ave. is a substandard collector roadway, the applicant's Engineer of Record submitted a Design Exception for a Substandard Road request for Bloomingdale Ave. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the Roadway Design Exception approvable. The applicant also submitted an Administrative Variance for access (driveway) spacing, which the County Engineer found approvable.

Variations Requested:

1. The applicant requests a variation of Section 6.06.03 Scenic Roadways to waive the 15-foot bufferyard required in the Suburban Scenic Roadways along Bloomingdale Road. The applicant is providing a 32.5 ft. right-of-way preservation for the portion of the proposed PD located on Bloomingdale Road. However, this 32.5 ft. right-of-way preservation area must be left vacant for future roadway expansion.
2. The applicant has also requested two variations of Section 6.02.01.A. of the LDC. Staff reviewed the requests and believes the wavier to connectivity along the eastern project boundary is supportable.
3. Staff has reviewed the applicant's justification for a variation to connectivity along the southern project boundary and finds it is not supportable. County Engineering staff did not find sufficient reason to support the request to waive southern connectivity. Additional information regarding the rationale for objection may be found in the transportation review's Rationale for Objection.

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, Site Development and Technical Manuals. The hearing master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval, per LDC Section 5.03.06.C.6.

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.

However, staff finds the request **not** supportable as the proposed site design does not illustrate connectivity along the southern project boundary and the requested variation of Section 6.02.01 to waiver connectivity on the southern project boundary was not found approvable.

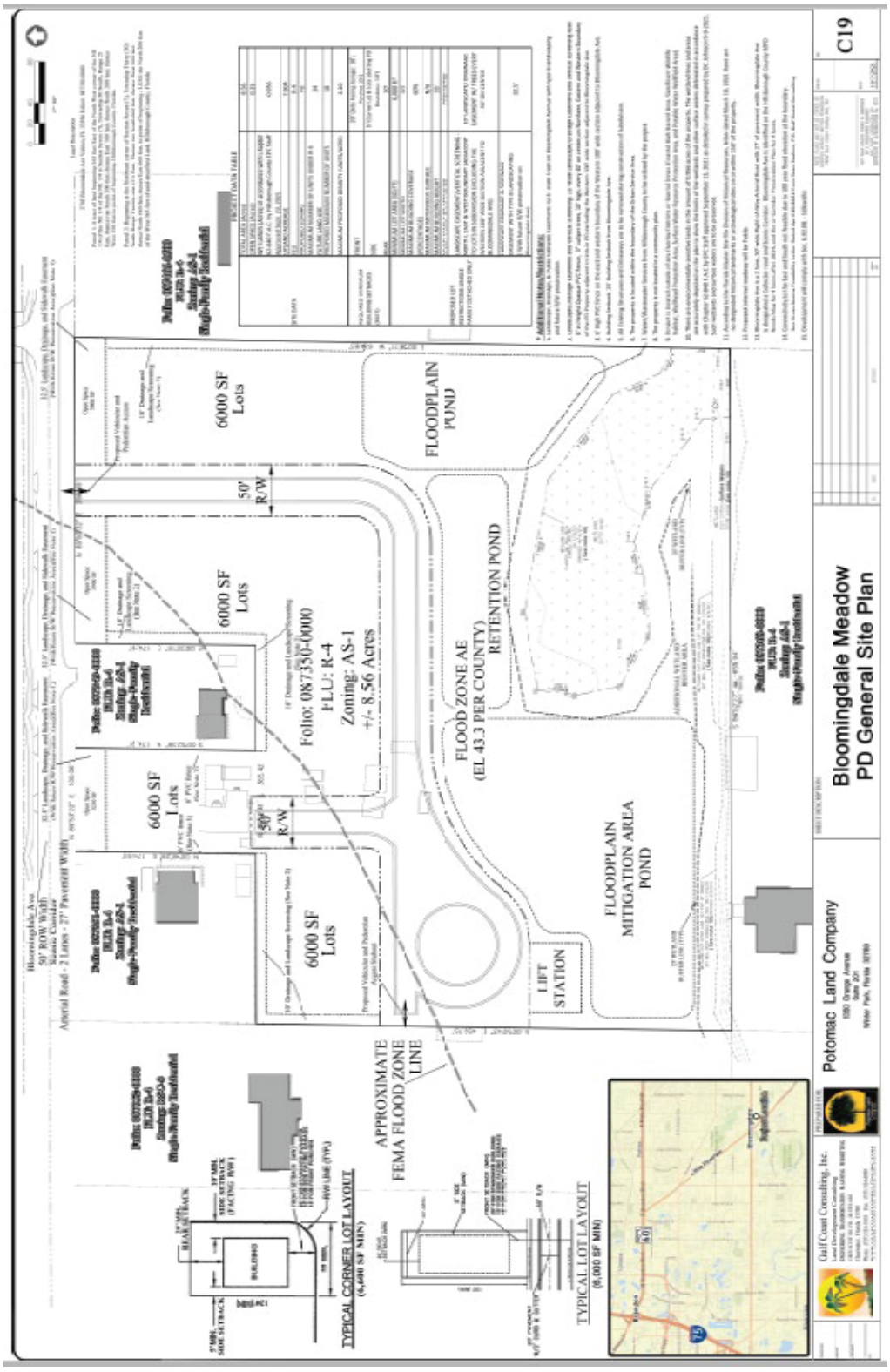
Zoning Administrator Sign Off:	J. Brian Grady Tue Jan 11 2022 12:43:17

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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Sean Cashen spoke on behalf of the applicant. He displayed an aerial view of the subject property and described the surrounding area, land use, and zoning. He stated the applicant is requesting to rezone the subject property to PD to allow 6,000-square-foot lots, 50-feet-wide, 18 units, which is 2.1 units per acre. He displayed a topographic map and stated the subject property drains from elevation 47 in the northwest to approximate elevation 36 in the southeast. He stated at the subject property's eastern boundary the elevation is 40 to the north and 36 to the south. He stated along the southern boundary the elevation is 42 to the west then slopes to 36 in the east.

Mr. Cashen stated the subject property is in the Urban Services Area. He stated Bloomingdale is classified as a collector road. He stated the traffic analysis shows the average daily trips in that section of Bloomingdale and east of Lithia Pinecrest. He stated the maximum 18 lots will produce 170 average daily trips.

Mr. Cashen displayed a slide listing the design exceptions and variances the applicant requested. He stated the county engineer deemed approvable the applicant's administrative variance request for driveway spacing and a design exception for the substandard roadway. He stated the applicant will be constructing 1,280 feet of sidewalk, 900 feet of which is off-site. He stated the sidewalk will be continuous on the south side of Bloomingdale Avenue.

Mr. Cashen stated variance 1 and variance 2 are related to connectivity to the east and south. He stated the eastern variance was deemed approvable as a PD variance. He stated variance 2, which was connectivity to the south, was deemed not approvable. He stated variance 3 was for scenic roadway. He stated the applicant is proposing 5 feet in lieu of 15 feet.

Mr. Cashen stated the connectivity to the east and south would be stubbed out to areas that are within Flood Zone A, within the 100-year flood area. He stated these areas have existing elevations well below the 100-year elevation, which is at elevation 43.3. He referred to the topographical map displayed earlier and recalled the elevation on the eastern boundary sloped from elevation 40 to 36, and on the southern boundary sloped from 42 in the west to 36 in the east. He stated on the southern boundary, for which the variance was deemed not approvable, the elevations of some off-site areas are 1 to 7 feet lower than the base flood elevation of 43.3, which is fairly high.

Mr. Cashen stated the applicant submitted to the county a fairly detailed analysis to determine that development in the floodplain areas to the east and south was unfeasible and impractical due to the lower elevations and as part of the associated impact in the lower elevations. He stated any kind of fill placed in those areas is an immediate floodplain

impact that would have to be mitigated. He stated the applicant determined in its analysis that along the eastern and southern areas one acre of development would require approximately 2 acres of floodplain mitigation. He stated the applicant did not see that as economically viable, feasible, or sustainable and it is not advisable to encourage or promote development in some of the areas located to the south and east of the subject property. He stated the proposed development is adjacent to Bloomingdale and is at higher elevations so the applicant can excavate some areas to provide the required floodplain mitigation. He stated some of the areas located to the south and east of the subject property are prone to flooding and the applicant did not want to exacerbate that but wanted to improve the situation.

Mr. Cashen displayed an exhibit and pointed out the environmentally sensitive areas. He noted the proposed landscape buffers around the property and the 32.5 right-of-way preservation area in the north. He stated the applicant is proposing a condition to provide some retention storage in the 32.5 feet of right-of-way preservation area. He stated that would go a long way in helping the drainage along Bloomingdale and the surrounding area. He stated the area to the south is wetland and there is a wetland ditch. He stated the proposed project will have floodplain mitigation and retention ponds.

Mr. Cashen stated any kind of roadway stub-out to the south will go through either the wetland ditch, the wetland area, or will bifurcate one of the floodplain mitigation ponds, which will reduce the floodplain the applicant is trying to provide. He stated the roadway stub-out to an area to the south should not be developed and cannot feasibly be developed. He displayed a view of the subject property and pointed out the limits of the area within Flood Zone A. He pointed out the elevations on the topographical map. He displayed a map showing the connectivity points and stated the site will have connectivity to Bloomingdale and the applicant is proposing an interconnection to the west, which is a much higher area. He stated that is stubbed out from the cul-de-sac.

Mr. Cashen stated the applicant is providing 32.5 feet of right-of-way preservation for the scenic corridor. He stated there is a 15-foot requirement for landscape buffer along the scenic roadway and the applicant is proposing five feet. He stated the five feet combined with the 32.5 feet will be a total of 37.5 feet of area encumbered along the northern property boundary. He displayed a graphic representation of the 32.5-foot right-of-way preservation. He stated the applicant is proposing to put some retention along the roadway. He stated the applicant is proposing 3-inch caliper, 10-foot-tall trees, which is more than what the LDC requires. He stated the trees will be within a 5-foot landscape buffer in lieu of the 15 feet. He displayed a graphic showing the 5-foot landscape buffer vertical screening and the trees.

Mr. Cashen displayed the general site plan and stated the applicant is proposing 6,000-square-foot lots, 50-foot minimum width, and a total of 18 lots at 2.1 units per acre density. He displayed a graphic showing the other landscape buffers, which are 10-foot-wide along the eastern boundary. He displayed a concept plan showing the areas the applicant is proposing to develop the 18 lots and roadway, approximately half of the subject property to the south that is being allocated for floodplain mitigation and retention, and the existing wetlands.

Mr. Cashen stated utilities are available to the subject property on Bloomingdale Avenue. He displayed photographs showing the adjacent developments. He displayed a graphic showing the floodplain ponds and retention ponds and the existing wetland. Mr. Cashen called Mr. Bill Sullivan to the microphone.

Mr. William Sullivan stated the applicant held a community meeting on May 25. He stated is was a small attendance. He stated the applicant reached out to the adjacent neighbors and spoke with a good portion of them. He stated the neighbor who is most affected signed a petition in favor of the proposed project. He pointed out the project density is 2.1 units per acre and the average in the area of the other communities that have been built. He stated the average density of those others is about 2.3. He stated the applicant is building a sidewalk that will connect to the existing sidewalk that is adjacent to Publix and BayCare on the southern side, bringing pedestrian connectivity.

Mr. Sullivan stated he is a developer who does projects throughout Florida that are live-work environments. He stated the subject property is an infill site that is totally a live-work environment. He stated he walks to work or takes his scooter to work most days for the past ten years. He stated he wants to encourage building infill sites that are pedestrian friendly.

Mr. William Molloy stated he would hand to the clerk the proposed conditions the applicant drafted.

Development Services Department
Mr. Tim Lampkin, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. He noted there is a scrivener's error on the staff report in the context of the surrounding area where it says "1800 feet to the west" and should say "to the east." He noted there is also a scrivener's error on the site plan that needs to be corrected to reflect the required 30-foot wetland buffer area.

Planning Commission
Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. She noted at the time Planning Commission staff conducted its analysis of the rezoning request, Planning Commission staff had not yet received county transportation staff's comments and did not take those comments into consideration in the report.

Proponents
The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents
The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Hunter Wessinger stated building this type of high-density housing will worsen traffic during and after construction on a two-lane road that already backs up almost to Lithia Pinecrest every day. He stated the appeal of the neighborhood is its low density and natural beauty. He stated this type of construction will further damage the rural charm of the neighborhood. He stated a higher minimum lot size is needed. He stated he has lived in the area for almost 20 years and has watched it change. He stated the proposal will be another step toward turning the Bloomingdale community into something unrecognizable to those who have lived there most of their lives. He stated the increasing urbanization of the community and the construction of subdivisions where a person can lean out their window and shake hands with a neighbor is slowly but surely destroying their way of life. He stated the disruption of natural ecosystems in a blind pursuit of profit has devastating consequences, including displacement of wildlife and destruction of habitat. He stated leaving a small portion of the lot as wetlands is not sufficient. He stated anyone who votes in favor of the proposal is acting in direct opposition of the will of the people who live and work in the area and will be directly affected by the proposal and will forfeit any claim to actually representing their interests.

Mr Bryce Manley stated he has lived off Bloomingdale for almost 20 years. He stated he drives on Bloomingdale past the subject property multiple times a day as do thousands of other residents. He stated Bloomingdale is already super congested during the morning and evening rush hours. He stated there is bumper-to-bumper traffic for miles and a five-minute drive turns into a 20-minute drive. He stated adding more homes will create more traffic on an already crowded two-lane road. He stated three or four years ago Anna George Drive was built with the neighborhood Arbor Reserve Estates. He stated that was only a few hundred yards from Saint Cloud. He stated these homes further congested already crowded roads and he has been caught many times behind a vehicle turning onto Anna George Drive. He stated adding more lanes to Bloomingdale will not make things better because it takes over three years to complete a road. He stated he was referring to Bell Shoals expansion. He stated he lives off Bloomingdale and will be directly affected by the decision. He urged listening to the other residents who will be affected and not allowing construction of the neighborhood. He stated previous speakers talked about flooding and potential solutions, but they completely neglected and failed to address traffic.

Mr. Kevin Koudela stated he has lived on Bloomingdale Avenue for 20 years. He stated most of that time was is Buckhorn Run Estates, where most lots are 1-acre single-family homes. He stated two have been built next to him, 1-acre single-family homes, in the past five years. He stated the county purchased from other residents a property to build a retention pond, which has alleviated some of the issue but not all of it. He stated houses just south of this property still flood quite a bit and there has not yet even been a bad rain. He stated the infrastructure does not support the development that exists now. He stated traffic is frequently backed up all the way to Publix, especially when school is letting out. He stated eighteen houses is a bit ridiculous. He stated if they went with maybe five houses and a 3-acre retention pond, all five houses on one-acre lots, that might be acceptable. He stated with 18 homes there isn’t enough area for the water to run off and not flood or cause other issues.

Ms. Linda Skidmore stated she lives directly south of the subject property and has lived there 37 years. She stated she has been through several floods from the middle of her yard all the way across Bloomingdale. She stated she owned a house behind where she now lives, and she sold that to the county to build a retention pond to help alleviate some flooding. She stated she is concerned about flooding. She stated the county maintains a pump but when the electricity goes out during a hurricane the pump does not work so they have to bring out a generator. She stated she is concerned about what will happen if the retention ponds on the subject property fill up. She stated the county should install a permanent generator. She stated the traffic is also atrocious. She stated going up Stearns she has to go up Hill Grove to get out onto Lithia to go south.

Development Services Department
Mr. Grady stated Development Services had nothing further.

Applicant Rebuttal
Mr. Molloy stated at 2.1 units per acre the applicant's request is well below the threshold of minimum density of 75 percent for which the comprehensive plan calls. He stated the average density in the area is 2.33 units per acre.

Mr. Molloy stated the water management district will not issue an environmental resource permit if the applicant cannot prove the development will not cause adverse impacts on surrounding properties.

The hearing officer asked Mr. Molloy to address the issue of connectivity on the southern property boundary that was not supported. Mr. Molloy stated the LDC calls for cross access in all cardinal directions. He stated the proposed project will have a connection on the north and will provide a stub-out to the west. He stated the east was deemed approvable not to provide. He stated the south is a point of contention. He stated the retention and mitigation areas are all in the southern portion of the property. He stated that was designed by engineering and is a function of high to low because that is where the water wants to go. He stated adding a road or connection through the wetland and retention area would be useless and might compromise the applicant's efforts for mitigation and retention in that area. He stated if a road is built through the ponds this could compromise the volume of the ponds and function as a sluiceway to the properties to the south.

Mr. Sullivan stated when the applicant met with residents in the area it determined the flooding issue is a problem. He stated the applicant proposes to use the 32 feet for right-of-way preservation to build ponds for the county's drainage on Bloomingdale, not for the subject property. He said the applicant is trying to block some of the water from coming down the hill. He stated the applicant is also going to be storing the 100-year flood and right now there is no storage on the subject property. He stated the applicant will be creating a large volume of storage on the subject property for the residents and protection of the area.

The hearing officer closed the hearing on rezoning 21-0744.

C. EVIDENCE SUMBITTED

Mr. William Molloy submitted into the record at the hearing a list of requirements prior to PD site plan certification and possible proposed conditions if approval, and a copy of the applicant's presentation packet.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 8.56 acres located at 2705 Bloomingdale Avenue, Valrico, at the southwest corner of the Bloomingdale Avenue and south Saint Cloud Avenue intersection.

2. The Subject Property is zoned AS-1 and is designated Res-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* Future Land Use Map.

3. The Subject Property is located within the Urban Services Area.

4. The applicant is requesting to rezone the Subject Property to Planned Development to allow development of a maximum of 18 single-family homes with a minimum lot size of 6,000 square feet and a maximum density of 2.1 dwelling units per acre.

5. Land uses in the surrounding area are primarily residential, with grocery and retail uses in a shopping center near the Pinecrest Road and Bloomingdale Avenue intersection.

6. North and northeast of the Subject Property are properties zoned ASC-1 developed with single-family homes. East and south of the Subject Property are properties zoned AS-1 developed with single-family homes. West of the Subject Property are properties zoned RSC-3 developed with single-family homes. Further west is property zoned PD 00-0836 approved for CG, office, professional, and financial institution uses. Northwest of the Subject Property are properties zoned RSC-6 developed with single-family homes.

7. The applicant requested approval of an administrative variance from the driveway access spacing requirement. The County Engineer found the administrative variance approvable.

8. The applicant requested administrative approval of a design exception for Bloomingdale Avenue to determine the specific improvements that would be required. The County Engineer found the roadway design exception approvable.

9. The applicant is requesting PD variations to LDC Part 6.02.01.A. access requirements to waive connectivity on the eastern and southern boundaries of the proposed project. The County Engineer found the connectivity waiver request on

the eastern property boundary supportable but found the connectivity waiver request on the southern property boundary not supportable.

10. County transportation staff objects to the rezoning request. Staff found insufficient justification to waive the connectivity requirement on the southern boundary of the proposed project and does not support this waiver request. In addition, staff noted the applicant's site plan shows the required 15-foot landscaped scenic corridor buffer is placed within the area preserved for future right-of-way. Staff noted the site plan does not show where the landscaped buffer would be relocated upon widening of the roadway and the applicant did not seek a waiver of the scenic corridor buffer requirement.

11. The LDC at section 6.06.03.I.2.b. states, "Suburban Scenic Roadways. In suburban zones, including RES-2, RP-2, and RES-4 Comprehensive Land Use Plan classifications, a 15-foot bufferyard with four canopy trees and four understory trees per 100 linear feet shall be provided. In addition, if street trees do not exist, the developer shall provide one street tree for every 50 feet."

12. The applicant is requesting a PD Design variance to LDC section 6.06.03.I.2.b., to reduce the 15-foot landscape buffer to a 5-foot buffer. The applicant states the Subject Property has a 32.5-foot right-of-way preservation requirement for future expansion of Bloomingdale Avenue for a total of 37.5 feet of open space off Bloomingdale Avenue. The applicant states the variance request includes enhanced landscape in the 5-feet of extra trees and a 6-foot-high opaque fence on the lots adjacent to the landscape buffer.

13. The LDC at section 5.03.06.C.6. provides that non-district regulations may be varied as part of a Planned Development based on consideration of specific criteria, and the Zoning Hearing Master's recommendations shall include a finding regarding whether the requested variations meet the criteria for approval.

14. Findings on LDC section 5.03.06.C.6.b. criteria:

    1) <u>The variation is necessary to achieve creative, innovative, and/or mixed use development that could not be accommodated by strict adherence to current regulations</u>. No. The applicant states it is already providing a 32.5-foot right-of-way preservation and proposes a five-foot enhanced landscape buffer including trees every 25 feet on center instead of a 15-foot bufferyard with four canopy trees and four understory trees per 100 linear feet as required by the LDC section 6.06.03.I.2.b. The applicant also proposes small shrubbery and grass in the 32.5-foot right-of-way preservation area. However, as noted by Transportation staff, LDC section 5.11.09 provides only interim uses are permitted in the preservation area and the interim uses must be relocated at the time the preserved right-of-way area is acquired by the county. Upon the future widening of Bloomingdale to 4-lanes the landscaping placed in the preservation area would have to be removed. Therefore, the applicant's proposal does not address the reduced buffer

area, which will become more apparent with the eventual widening of Bloomingdale.

2) The variation is mitigated through enhanced design features that are proportionate to the degree of variation. No. The applicant states it is already providing a 32.5-foot right-of-way preservation and proposes a five-foot enhanced landscape buffer including trees every 25 feet on center instead of a 15-foot bufferyard with four canopy trees and four understory trees per 100 linear feet as required by the LDC section 6.06.03.I.2.b. The applicant also proposes small shrubbery and grass in the 32.5-foot right-of-way preservation area. However, as noted by Transportation staff, LDC section 5.11.09 provides only interim uses are permitted in the preservation area and the interim uses must be relocated at the time the preserved right-of-way area is acquired by the county. Upon the future widening of Bloomingdale to 4-lanes the landscaping placed in the preservation area would have to be removed. Therefore, the applicant's proposal does not address the reduced buffer area, which will become more apparent with the eventual widening of Bloomingdale.

3) The variation is in harmony with the purpose and intent of the Hillsborough County Land Development Code. No. The applicant's Variance Criteria Response states the intent of the LDC is "to promote good landscape design" and "the proposed 5' buffer with the additional trees and shrubs will promote good design." However, upon the future widening of Bloomingdale to 4-lanes the landscaping placed in the right-of-way preservation area would have to be removed. Therefore, the applicant's proposal does not provide a permanent scenic roadway buffer and is not in harmony with the purpose and intent of the LDC.

4) The variation will not substantially interfere with or injure the rights of adjacent property owners. No. The applicant's Variance Criteria Response states the "adjacent property owners are benefited by the additional landscape the applicant is proposing." However, upon the future widening of Bloomingdale to 4-lanes the landscaping placed in the right-of-way preservation area would have to be removed. Therefore, the applicant's proposal does not provide a permanent scenic roadway buffer and is not in harmony with the purpose and intent of the LDC.

15. County Development Services staff found the rezoning request not supportable based on transportation staff's objections.

16. Planning Commission staff found the rezoning request to be consistent with the comprehensive plan. However, at the time of drafting its report Planning Commission staff had not yet received comments from county transportation staff, and therefore did not consider staff's objections in analyzing the rezoning request.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request is not in compliance with, and does not further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is inconsistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does not comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Planned Development to allow development of the Subject Property with a maximum of 18 single-family homes with a minimum lot size of 6,000 square feet and a maximum density of 2.1 dwelling units per acre. The applicant is requesting PD variations to LDC Part 6.02.01.A. access requirements to waive connectivity on the eastern and southern boundaries of the proposed project. The applicant is requesting a PD Design variance to LDC section 6.06.03.I.2.b., to reduce the 15-foot landscape buffer to a 5-foot buffer.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **DENIAL** of the rezoning request.

Pamela Jo Hatley 2-8-2022

Pamela Jo Hatley PhD, JD Date:
Land Use Hearing Officer

Hillsborough County
City-County
Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 18, 2022 **Report Prepared:** January 6, 2022	**Petition: PD 21-0744** *Southside of Bloomingdale Avenue, east of Hillgrove Road*
Summary Data:	
Comprehensive Plan Finding:	**CONSISTENT**
Adopted Future Land Use:	**Residential-4 (4 du/ga; 0.25 FAR)**
Service Area:	**Urban**
Community Plan:	**N/A**
Requested Rezoning:	Agricultural Single Family-1(AS-1) to Planned Development (PD) allowing for 18 single family dwelling units
Parcel Size (Approx.):	8.56 +/- acres
Street Functional Classification:	Bloomingdale Avenue – **Collector** Hillgrove Road – **Local**
Locational Criteria:	N/A (residential development)
Evacuation Zone:	The subject property is not located within an Evacuation Zone.

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Context

- The subject property is located on approximately 8.56 acres on the south side of Bloomingdale Avenue, east of Hillgrove Road. The site is located within the Urban Service Area and is not located within the limits of a Community Plan.

- The property's Future Land Use designation is Residential-4(RES-4), which includes typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

- The subject property is surrounded immediately by the Residential-4 (RES-4) Future Land Use category to the north, east, south, and west. Further northwest there is a presence of Office Commercial-20 (OC-20) adjacent to the Urban Service Area boundary at the intersection of Bloomingdale and Lithia Pinecrest Road.

- The subject property and the adjacent properties are currently classified as single family residential with Residential Single-Family Conventional-3 (RSC-3) to the west, Agricultural Single Family Conventional-1 (ASC-1) located to the north and Agricultural Single Family-1 (AS-1) located to the east and south.

- The applicant requests to rezone the subject property from Agricultural Single Family-1(AS-1) to a Planned Development (PD) allowing for 18 single family residential units.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area (USA)

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

Policy 1.2: Minimum Density: *All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

Policy 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the*

land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000-foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots*

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

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

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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

Staff Analysis of Goals Objectives and Policies:

The subject property is located on approximately 8.56 acres on the south side of Bloomingdale Avenue, east of Hillgrove Road. The site is located within the Urban Service Area and is not within the limits of a Community Plan. The application requests to rezone the subject property from Agricultural Single Family-1 (AS-1) to a Planned Development (PD) allowing for 18 single family residential units.

The subject property is located within the Urban Service Area. Per Policy 1.2 (FLUE), the site must satisfy minimum density requirements. The maximum allowable density on the subject site is 34 dwelling units. However, in this case the request would meet the minimum density exception due to the wetlands on site and the likelihood of development having an adverse impact on environmental features.

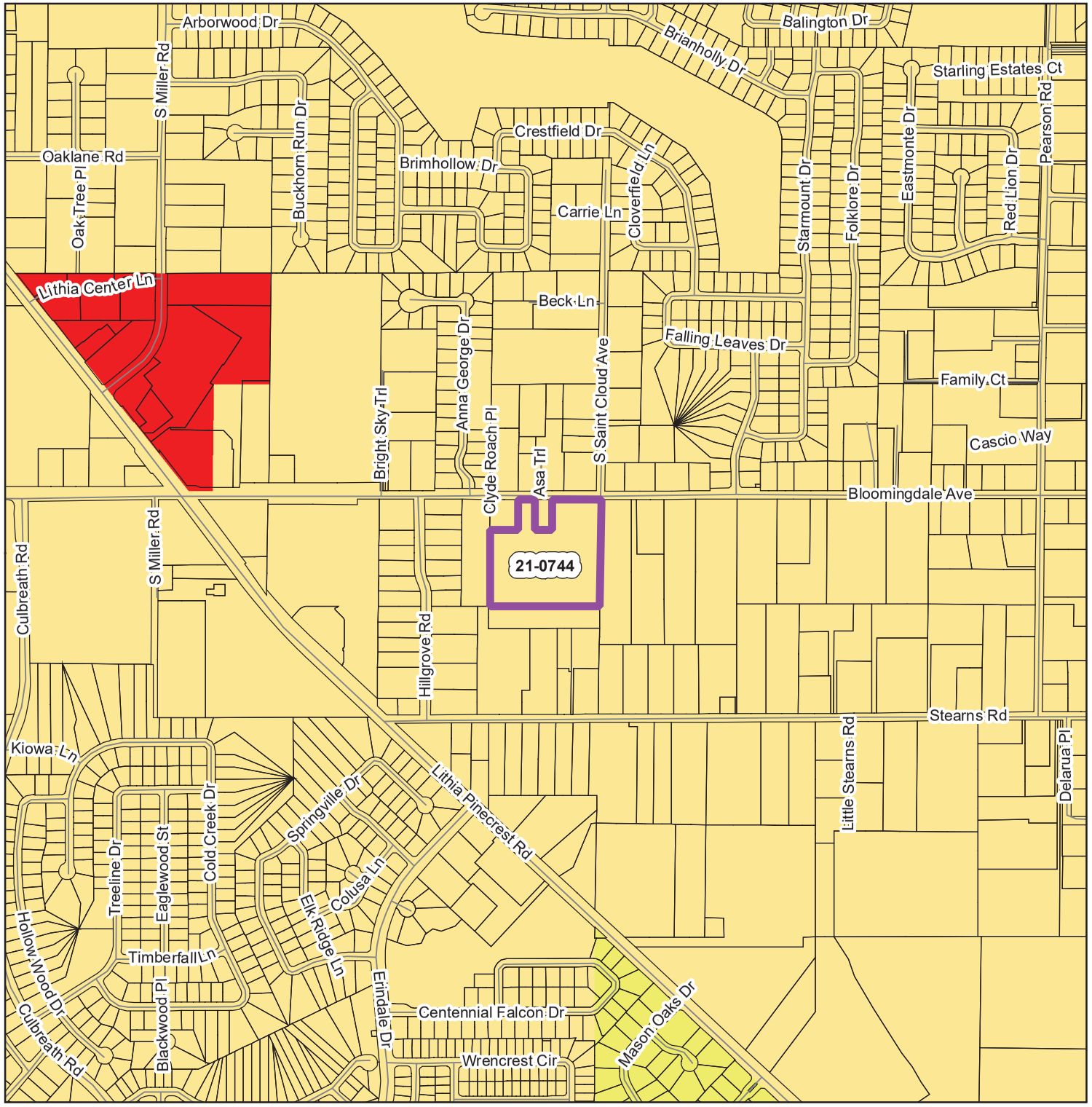
The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential, as well as suburban scale neighborhood commercial, office, multi-purpose projects, and mixed- use developments when in compliance with the Goals, Objectives, and Policies of the Future Land Use Element and applicable development regulations and locational criteria for specific land uses. The proposed residential development would allow for uses that are compatible with the surrounding development pattern and satisfies the intent of Objective 16 and Policies 16.1, 16.3 and 16.8.

At the time of drafting this report, Planning Commission staff had not received transportation comments, therefore the Planning Commission staff finding did not take transportation comments into consideration for the analysis of the request.

Overall, Planning Commission staff finds the proposed use and density to be compatible with the surrounding area. The proposed development is consistent with the Residential-4 (RES-4) Future Land Use category. The request would allow for a development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*.

Recommendation

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



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 21-0744

Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 5/21/2021

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

APPLICANT PROPOSED CONDITIONS

Received
March 31, 2022
Development
Services

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

- Revise the wetland buffer from 25 ft. to 30 ft. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks.
- Label the right of way preservation area as "32.5-foot Right-of-way Preservation Area Per Hillsborough County Corridor Preservation Plan";
    - Update the site data table removing row pres. Area within 32.5 ft.
- Show the required scenic corridor buffer; and,
- Remove notations regarding "Open Space" within the preservation area."
    - Update site data open space, if included within calculation.

6.0 POSSIBLE PROPOSED CONDITIONS –IF APPROVED

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 11, 2021

1. The site shall be developed as depicted on the site plan, and subject to the conditions listed below.

2. The project shall be limited to a maximum of 18 single-family homes with a minimum lot size of 6,000 square feet, subject to the following standards.

Minimum Front Setback:	20 feet
Minimum Front Setback (Side Facing Garage):	10 feet
Minimum Front Setback (with Porches):	15 feet
Minimum Side Setback:	5 feet
Minimum Side Setback (Corner Lot abutting PD Boundary):	10 feet
Minimum Rear Setback:	20 feet
Minimum Rear Setback:	20 feet
Maximum Building Coverage (Per Lot):	60%
Minimum Building Separation:	10 feet
Minimum Lot Width	50 feet

3. The residential lot areas shall be developed where generally depicted on the site plan.

4. Building heights shall be limited to a maximum of 35 feet. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided from required setbacks, if needed at site and development.

5. The developer shall provide a (5) five-foot wide suburban scenic corridor for all

Received
March 31, 2022
Development
Services

property within folio 87350.0000 located along Bloomingdale Avenue. The subject property shall be subject to the buffering and screening requirements of Section 6.06.03.I.2.b of the Hillsborough County Land Development Code, unless specified herein.

a. The (5) five-foot suburban scenic corridor buffer shall include four 3" caliper canopy trees and four 2" caliper understory trees per 100 linear feet, and a 6-foot fence with the finished side facing Bloomindale Avenue and located behind the vegetation. The fence shall be located inside the lots adjacent to the buffer. Such scenic buffer shall be provided outside of the 32.5' wide right-of-way preservation area along Bloomingdale Ave.

6. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks. A minimum 30' setback must be maintained around these areas which shall be designated on all future plan submittals. Land alterations are restricted in these areas.

7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. The project shall be served by (and restricted to) a single access connection to Bloomingdale Ave.

9. In accordance with the Hillsborough County Corridor Preservation Plan, the ~~developer shall preserve~~Developer shall dedicate and convey to Hillsborough County at Plat, 32.5 feet of right-of-way along its Bloomingdale Ave. frontage ("ROW Preservation"). ~~Only those interim uses allowed by the Hillsborough County LDC shall be permitted~~Prior to dedication to the County, the Developer shall coordinate with Development Services to design and construct a swale/drainage system within the ~~preserved~~dedicated right~~-~~ of~~-~~ way. The ~~right-~~contemplated swale/drainage system is proffered in furtherance of~~-way preservation area shall be shown~~ improving conditions on ~~all future site plans and building setbacks shall be calculated from the future right-~~and along Bloomingdale Avenue and is not required as part of~~-way line. The 32' ROW Preservation interim uses shall allow~~ the project's accounting for stormwater retention~~. The Developer shall coordinate with the County for using the ROW Preservation for stormwater retention in the Bloomingdale Avenue preservation area.~~ or runoff.

10. The developer shall construct a vehicular and pedestrian stubout to its western project boundary.

11. If PD 21-0744 is approved, the County Engineer will approve a Design Exception (dated October 14, 2021) which was found approvable by the County Engineer (on November 1, 2021) for the Bloomingdale Ave. substandard road improvements. As Bloomingdale Ave. is a substandard collector roadway east of Lithia Pinecrest Rd., the developer will be required to make certain improvements to Bloomingdale Ave. consistent with the Design Exception. Specifically, the developer will be required to

Received
March 31, 2022
Development
Services

construct a +/- 1,300-foot-long minimum 5-foot wide sidewalk between the project's eastern boundary and the existing sidewalk terminus (located approximately 830 feet west of the project's western project boundary). No other improvements will be required along Bloomingdale Ave., except for sidewalks otherwise required along the project's frontage by Section 6.02.08 of the Hillsborough County Land Development Code (and which are included within the 1,300-foot sidewalk described above).

12. If PD 21-0744 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 14, 2021) from the Section 6.04.07 access spacing requirements, which was found approvable by the County Engineer (on November 1, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and St. Cloud Ave. (to the east) to +/- 140 feet and spacing between the project driveway and the closest driveway to the west (on the south side of Bloomingdale Ave.) to +/- 160 feet.

13. The Developer shall provide a Minimum of 5% additional floodplain mitigation storage volume, above the required floodplain mitigation volume for the development to mitigate or offset any proposed floodplain impacts as part of the development ("Surplus Mitigation Capacity"). The Surplus Mitigation Capacity shall be reserved for the benefit of the community and not in furtherance of any additional future development.

~~13.~~14. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

~~14.~~15. 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).

~~15.~~16. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

~~16.~~17. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

~~17.~~18. If the notes and/or graphic on the site plan are in conflict with specific zoning

Received
March 31, 2022
Development
Services

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.

~~18.~~19. 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.

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

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

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

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Bloomingdale Meadow

Zoning File: RZ-PD (21-0744) **Modification:** None

Atlas Page: None **Submitted:** 03/14/22

To Planner for Review: 03/14/22 **Date Due:** ASAP

Contact Person: Sean Cashen **Phone:** (727) 524-1818/ scashen@gulfcoastconsulting.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: 3-24-22

Date Agent/Owner notified of Disapproval: _____

Received
March 14, 2022
Development
Services

Legal Description

2705 Bloomingdale Ave Valrico, FL 33596 Folio#: 087350-0000

Parcel 1: A tract of land beginning 165 feet East of the North West corner of the NE 1/4 of the NE 1/4 of Section Seven (7), Township 30 South, Range 21 East, thence run South 200 feet; thence East 100 feet; thence North 200 feet; thence West 100 feet to point of beginning, Hillsborough County, Florida.

Parcel 2: Beginning at the Northeast corner of Section Seven (7), Township Thirty (30) South, Range Twenty-one (21) East, Thence run South 660 feet, thence West 660 feet, thence North 660 feet, thence East 660 feet, to point of beginning ; LESS the North 200 feet of the West 365 feet of said described Land, Hillsborough County, Florida

Bloomingdale Ave.
50' ROW Width
Scenic Corridor
Arterial Road - 2 Lanes - 27' Pavement Width

32.5 foot Right-of-Way Preservation Area Per Hillsborough County Corridor Preservation Plan (See Note 1)

32.5 foot Right-of-Way Preservation Area Per Hillsborough County Corridor Preservation Plan (See Note 1)

32.5 foot Right-of-Way Preservation Area Per Hillsborough County Corridor Preservation Plan (See Note 1)

0 20 40 80
1"=80'

N 89°53'22" E 100.06'

N 89°50'32" E 296.49'

Folio: 087351-0000
FLU: R-4
Zoning: AS-1
Single-Family Residential

Folio: 087349-0000
FLU: R-4
Zoning: AS-1
Single-Family Residential

Folio: 087466-0500
FLU: R-4
Zoning: AS-1
Single-Family Residential

Folio: 087352-0000
FLU: R-4
Zoning: RSC-3
Single-Family Residential

R/W Preservation

5' Landscape Buffer (See Note 2)

10' Drainage and Landscape Screening (See Note 3)

Proposed Vehicular and Pedestrian Access

6' PVC fence (See Note 4)

N 00°48'29" E 174.93'

S 00°52'39" W 174.91'

N 00°39'15" E 174.91'

6000 SF Lots

50' R/W

N 89°56'41" E 365.42'

Folio: 087350-0000
FLU: R-4
Zoning: AS-1
+/- 8.56 Acres

Proposed Vehicular and Pedestrian Access Stubout

S 00°58'11" W 634.83'

N 00°50'43" E 459.75'

APPROXIMATE FEMA FLOOD ZONE LINE

FLOOD ZONE AE
(EL 43.3 PER COUNTY)

FLOODPLAIN POND
(See note 10)

RETENTION POND

LIFT STATION

FLOODPLAIN MITIGATION AREA POND
(See note 10)

30' WETLAND BUFFER LINE (TYP)

ADDITIONAL WETLAND BUFFER AREA

WETLAND LINE FLAGGED BY BIO-TECH CONSULTING INC. ON 1/19/21 (REVISED 4/14/21) (See note 10)

WETLAND (0.770 acres)

WETLAND CUT DITCH LINE (AT TOP OF BANK) BY BIO-TECH CONSULTING INC. ON 1/19/21 (See note 10)(REVISED 9/9/21)

WETLAND CUT DITCH - Surface Waters (0.186 acres) (See note 10)

S 89°52'27" W 659.94'

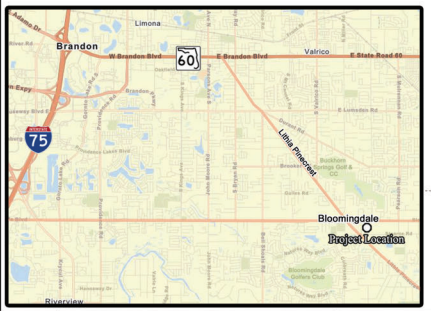
Folio: 087368-0000
FLU: R-4
Zoning: AS-1
Single-Family Residential

20' MIN. REAR SETBACK
5' MIN. SIDE SETBACK
10' MIN. SIDE SETBACK (FACING R/W)
120' (MIN)
BUILDING
FRONT SETBACK (MIN)
20' FOR STANDARD BUILDING
10' FOR SIDE FACING GARAGE
15' FOR FRONT PORCHES
55' MIN.
R/W LINE (TYP.)

TYPICAL CORNER LOT LAYOUT
(6,600 SF MIN)

20' REAR SETBACK (MIN)
50' (MIN)
5' SIDE SETBACK (MIN)
120' (MIN)
FRONT SETBACK (MIN)
20' FOR STANDARD BUILDING
10' FOR SIDE FACING GARAGE
15' FOR FRONT PORCHES
20' PAVEMENT W/2' CURB & GUTTER
5' WIDE SIDEWALK
50' R/W
5' WIDE SIDEWALK

TYPICAL LOT LAYOUT
(6,000 SF MIN)



PROJECT DATA TABLE

SITE DATA	TOTAL AREA (Acres)	8.56
	OPEN SPACE (Acres)	4.05
	WETLANDS (Acres) in accordance with Chapter 62-840 F.A.C. by Hillsborough County EPC Staff Approved Sept. 23, 2021	0.956
	UPLAND ACREAGE	7.604
	FLU	R-4
	PROPOSED ZONING	PD
	MAXIMUM NUMBER OF UNITS UNDER R-4 FUTURE LAND USE	34
	PROPOSED MAXIMUM NUMBER OF UNITS	18
	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	2.10
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT	20' (Side Facing Garage: 10'; Porches 15')
	SIDE	5' (Corner Lot & Lots abutting PD Boundary: 10')
	REAR	20'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,000 ft²
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	60%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	MULTI-FAMILY OR ATTACHED	PROHIBITED
	LANDSCAPE EASEMENT/VERTICAL SCREENING - NORTH, EAST & WEST BOUNDARY (ADJACENT TO LOTS IN SUBDIVISION EXCLUDING THE WESTERN 100' WIDE SECTION ADJACENT TO BLOOMINGDALE AVE)	10' LANDSCAPE/ DRAINAGE EASEMENT W/ TREES EVERY 40' ON CENTER
	DRAINAGE & SIDEWALK EASEMENT (For future R/W preservation on Bloomingdale Ave)	32.5'

*** Additional Notes/Restrictions:**

1. Right of Way Preservation Area: 32.5'-wide Right of Way Preservation Tract adjacent to Bloomingdale Avenue Per the Hillsborough County Corridor Preservation Plan with Drainge and Sidewalk Easment. Drainage and Sidewalk easement in Right of Way Preservation tract is reserved for Public Use for Drainige and 5' sidewalk for Bloomingdale Ave and will be constructed by the developer.
2. Scenic Corridor Buffer: 5' landscape buffer and Vertical Screening for the Scenic Corridor Buffer will include Canopy trees- 10' in height 3" Minimum Caliper trees and 2" understory caliper trees every 25' on center, trees located 3' off future lot lines.with a 6' tall white PVC privacy fence (fence will be located on adjacent lots)
3. Landscape/Drainage Easement and Vertical Screening: 10'-wide Landscape/Drainage Easement and Vertical Screening with 6' in Height Opaque PVC Fence, 3" caliper trees, 10' high, every 40' on center,on Northern, Eastern and Western Boundary of the PD Property adjacent to lots in PD excluding the Western 100' wide section adjacent to Bloomingdale Ave.
4. 6' High PVC fence on the east and western boundary of the Western 100' wide section adjacent to Bloomingdale Ave.
5. All Existing Structures and Driveways are to be removed during construction of Subdivision.
6. The property is located within the boundary of the Urban Service Area.
7. Water/Wastewater Services from Hillsborough County to be utilized by the project.
8. The property is not located in a community plan.
9. Project is located outside of any Overlay Districts or Special Zones (Coastal High Hazard Area, Significant Wildlife Habitat, Wellhead Protection Area, Surface Water Resource Protection Area, and Potable Water Wellfield Area).
10. There are environmentally sensitive lands in the amount of 0.956 acres of the property. The wetland lines and areas are accurately depicted on the plan to show the limits of the wetlands and other surface waters delineated in accordance with Chapter 62-840 F.A.C by EPC Staff approved September 23, 2021 as detailed in survey prepared by DC Johnson 9-9-2021. Such wetlands and surface waters are to be preserved in a conservation easement for the benefit of Hillsborough County EPC or other enviornmental agency upon agency acceptance. Additionally, upon environmental agenct acceptance and Plat, the Flood Plain Mitigation Areas are to be preserved in a conservation easement, for the benefit of Hillsborough County EPC or other environmental agency.
11. According to the Florida Master Site File Division of Historical Resources, letter dated March 18, 2021 there are no designated historical landmarks or archeological sites on or within 150' of the property.
12. Proposed internal roadway will be Public.
13. Bloomingdale Ave is a 2 lane, 50'-wide Right-of-Way Arterial Road with 27' of pavement width. Bloomingdale Ave is designated a Collector road and Scenic Corridor. Bloomingdale Ave is identified on the Hillsborough County MPO Needs Map for 4 lanes after 2014, and the or Corridor Preservation Plan for 4 lanes.
14. Connectivity to the East and South not feasible due to 100 year flood elevation at the boundary. See Cross Access Feasibility Letter Dated April 20,2021 from Sean Cashen, P.E. Gulf Coast Consulting
15. Development will comply with Sec. 6.02.08. - Sidewalks

Sean P Cashen:A01098 10980000 0015E0B2 9EA45000 048CE

Digitally signed by Sean P Cashen:A01098 10980000 0015E0B2 9EA45000 048CE
Date: 2022.03.14 15:17:48 -04'00'

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

PREPARED FOR:

Potomac Land Company
1350 Orange Avenue
Suite 201
Winter Park, Florida 32789

SHEET DESCRIPTION:

Bloomingdale Meadow PD General Site Plan

NO.	DATE	REVISIONS	APPD BY
	2/11/2022	General Revision	GR
	3/14/2022	General Revision	GR

DESIGNED
DRAWN
CHECKED
QC

JOB NO.
SHT.
C19
DATE: 1/17/2022

NOT VALID UNLESS SIGNED AND SEALED BY A REGISTERED ENGINEER
GULF COAST CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION No. 9774

21-0744

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/09/2021
Revised: 1/11/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA: VR

PETITION NO: RZ 21-0744

[ ] This agency has no comments.

[ ] This agency has no objection.

[ ] This agency has no objection, subject to the listed or attached conditions.

[X] This agency objects for the reasons set forth below.

RATIONALE FOR OBJECTION

Staff notes that not all items below are individually causes for denial. Rather, staff has listed this information in a bulleted form in order to communicate all of facts which led to staff's conclusion that the request cannot be supported.

1. The developer submitted two (2) Section 6.04.02.B. Administrative Variance (AV) requests, last revised November 17, 2021, requesting relief from Section 6.04.03.Q.5(c) of the Hillsborough County Land Development Code (LDC) as it relates to two access stubouts (referred by as cross access by the applicant). Staff has previously notified the applicant, and again notifies the applicant, that these requests were erroneously acted on by the County Engineer and are unnecessary and therefore out of order. The County Engineer sent an email to the applicant on January 11, 2022 indicating that the requests are out of order and rescinding the previous findings of approvability and deniability. The email has been appended to this revised staff report.

2. Cross access pursuant to Section 6.04.03.Q. is not required, as the project does not meet the Section 6.04.03.Q.2.b. or 6.04.03.Q.3.c. thresholds upon which vehicular and pedestrian (Q.2.b.) or pedestrian only (Q.3.c.) cross access is required, among others. The applicant appears to have been confused regarding the difference between required cross access (which may be required pursuant to Section 6.04.03.Q.) and connectivity (which is required pursuant to Section 6.02.01.A. of the LDC.

3. Staff notes the applicant has refiled these requests properly as PD variation requests, as further described hereinbelow.

4. The County Engineer has sole authority over most Section 6.04 requirements via the Section 6.04.02.B. AV process; however, the County Engineer has authority over other LDC variance process such as the Section 11.04 (Variance before the Land Use Hearing Officer) or Section 5.03.06.C.6.b. (PD variations for site design). Since the requirements from which the applicant is seeking a waiver reside within Section 6.02.01.A. of the LDC, the applicant's refiling of the requests as PD variations are appropriate. Pursuant to the LDC/DRPM, staff's responsibilities with respect to PD variations are to issue recommendations regarding such requests.

5. Staff reviewed the requests and believes the wavier to connectivity along the eastern project boundary is supportable. Staff has reviewed the applicant's justification for a variation to connectivity along the southern project boundary and finds it is not supportable. Specifically, staff/County Engineer noted:

    a. County Engineering staff reviewed the claims and did not find sufficient evidence/justification to support why development of the subject property (which consists largely of floodplain) is possible, while redevelopment of the parcels south of the subject PD (and similarly located within located within the floodplain)would be impossible.

    b. The applicant indicates "Any development or access extension into these areas located south of the site would result in both a wetland impact and a floodplain impact that would require corresponding mitigation and floodplain compensation." Staff acknowledges that such floodplain mitigation would be needed, just as the applicant also must provide such mitigation in order to develop their site.

    c. The applicant states "A roadway stubout to the south…would extend through the wetland ditch along the southern boundary…" Prior to this statement the applicant described the wetland as "A jurisdictional wetland swale…" The applicant's site plan describes it as a "Wetland Cut Ditch". Staff notes that while EPC may require mitigation, and certainly any conveyance of stormwater which the ditch is providing would have to be maintained or rerouted, development of a crossing is not impossible. While floodplain impacts and wetland mitigation may increase the cost of development and decrease the total development yield, it does not in and of itself make compliance with applicable sections of the LDC impossible.

    d. Staff noted that the properties to the south of the subject site have not yet been developed to their highest and best use under the existing R-4 future land use designation (similar to the subject property).

    e. It is reasonable to assume that such properties will redevelop in the future. Staff also believes that such properties are more likely to redevelop before the properties to the west (between the parcel adjacent to the subject site and Hillgrove Rd.) since they have developed to a higher density than those to the south.

    f. A stubout to the south is needed to provide meaningful connectivity and distribute trips in a way that provides an alternative to Bloomingdale Ave. (staff notes that based on existing development patterns and parcel configurations, the western connection is likely to curve back north to tie in with Bloomingdale Ave., and therefore have minimal benefit to connectivity overall, although it will support potential redevelopment of the parcel to the project's immediate west to its highest and best use). Staff also notes that Bloomingdale Ave. (between Lithia Pinecrest Rd. and Little Rd.) is operating a Level of Service (LOS) F. While the segment of Lithia Pinecrest Rd. between Bloomingdale Rd. and CR 39 are also operating at a failing LOS, and portions of both segments are slated to be widened to 4-lanes in the future (as shown on the Hillsborough County Corridor Preservation Plan), staff notes that only funding for the Lithia Pinecrest Rd. project has been identified.

    g. Although staff does not support the position, if vehicular access is not appropriate to the south, the applicant has failed to demonstrate why a less impactful connection such as a sidewalk stubout (which provides for bicycle and pedestrian connectivity) cannot be accommodate and was not proposed.

6. While the applicant is showing right-of-way preservation, they are also prosing to "double-dip" use of the preservation area for the purposes of landscaping, and open space. The roadway is also identified as a scenic corridor, and pursuant to Section 6.06.03.I. of the LDC, a 15-foot landscaped buffer is required. The applicant is proposing to place the scenic corridor within the right-of-way preservation area, which would mean that upon the future widening of the roadway to 4-lanes the scenic corridor would be removed. Despite this, the applicant did not seek the appropriate relief to waive the scenic corridor buffer requirement.

   Pursuant to Section 5.11.09 of the LDC, only interim uses are permitted within the preservation area, and all such interim uses must be relocated at the property owner's expense at the time such property is acquired by the County. Furthermore, such relocation sites must be identified on development plans and "reserved for that purpose". There is no indication within the narrative that the proposed open space uses within the preservation area are to be considered interim, no commitment has been made to relocate such uses in the future, and no future location been identified and reserved on the PD site plan.

Given the above, staff objects to this rezoning request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 8.56 ac. parcel from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The applicant is proposing up to 18 single-family detached dwelling units.

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

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 8 Single-Family Detached Dwelling Units (ITE Code 210)	76	6	8

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 18 Single-Family Detached Dwelling Units (ITE Code 210)	170	13	18

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+) 94**	**(+) 7**	**(+) 10**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bloomingdale Ave. is a 2-lane, undivided, publicly maintained, substandard collector roadway (west of Lithia Pinecrest Rd. it becomes an arterial roadway) and is characterized by +/- 20 to 22 feet of pavement in average condition along the project's frontage. The roadway lies within a variable width right-of-way along the project's frontage (between +/- 40-feet and +/- 46 feet in width, based on available data from the Hillsborough County right-of-way inventory). There are +/- 5-foot wide sidewalks along portions of Bloomindale Ave. in the vicinity of the propose project. There are +/- 4-foot wide bicycle lanes along portions of Bloomindale Ave. west of the project site.

The segment of Bloomingdale Ave. onto which the project fronts is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. As shown in the Transportation Technical Manual (TTM) Typical Section (TS) TS-6, a minimum of 110 feet of right-of-way is needed to accommodate a 4-lane divided urban collector roadway section. Staff notes that predominate acquisition patterns along a roadway are a factor in determining whether more right-of-way needs to come off of one side or the other (in order to avoid a perpetual "zig-zag" acquisition pattern, within which it would be impossible to build a road to the number of needed lanes and/or County standards). Staff notes that a 4-lane section was achieved to the west within slightly less right-of-way, and staff considers those improves to have established a future corridor alignment which demonstrates a predominate acquisition pattern which will likely carry forward as the 4-lane section continues east. Given this, it appears that an additional 32.5 feet of right-of-way will be needed south of the existing right-of-way line. The image below shows the right-of-way inventory in the vicinity of the proposed project.

While the applicant is showing preservation, they are also prosing to "double-dip" use of the preservation area for the purposes of landscaping, and open space. Pursuant to Section 5.11.09 of the LDC, only interim uses are permitted within the preservation area, and all such interim uses must be relocated at the property owner's expense at the time such property is acquired by the County. Furthermore, such relocation sites must be identified on development plans and "reserved for that purpose". There is no indication within the narrative that the proposed use of the preservation area is conserved interim, no commitment has been made to relocate such uses in the future, nor has a future location been identified and reserved.

SITE ACCESS, CONNECTIVITY, AND PD VARIATION REQUESTS

The project is proposing one (1) connection to Bloomingdale Ave., and one (1) roadway stubout to the western project boundary. This stubout is supported/required by Sections 6.02.01.A.6., 7., 9., 10., 13., 14, 15 and 16. These LDC provisions also support/require connectivity to the eastern and southern property boundaries. The applicant has filed two PD variation requests to eliminate the required connectivity to the east and south. Staff has evaluated these requests and finds that given the information presented by the applicant and based on other factors, the request for connectivity to the east is supportable; however, staff objects to the request for a waiver of connectivity to the south for the reasons provided in the "Rationale for Objection" section of this report, hereinabove.

Per Section 6.04.03.Q. of the LDC, vehicular and pedestrian cross access is not required. This topic is explained in greater detail in the "Rationale for Objection" section of this report, hereinabove.

REQUESTED ADMINISTRATIVE #1 – CROSS ACCESS - SOUTH

The applicant has submitted a Section 6.04.02.B Administrative Variance request (dated November 12, 2021) from the Section 6.04.03.Q.5.(c) LDC standard. The request was for relief from a cross access requirement along the project's southern boundary. The County Engineer emailed the applicant on January 11, 2022 indicating that this request is out of order and rescinded the previous finding of "Deniable". Accordingly, no further action on this Administrative Variance will be taken and the County considers the matter disposed of. Further information regarding this variance is contained in the "Rationale for Objection" section of this report, hereinabove.

REQUESTED ADMINISTRATIVE #2 – CROSS ACCESS - EAST

The applicant has submitted a Section 6.04.02.B Administrative Variance request (dated November 12, 2021) from the Section 6.04.03.Q.5.(c) LDC standard. The request was for relief from a cross access requirement along the project's eastern boundary. The County Engineer emailed the applicant on January 11, 2022 indicating that this request is out of order and rescinded the previous finding of "Approvable". Accordingly, no further action on this Administrative Variance will be taken and the County considers the matter disposed of. Further information regarding this variance is contained in the "Rationale for Objection" section of this report, hereinabove.

REQUESTED ADMINISTRATIVE #3 – ACCESS SPACING

The applicant is proposing project access on Bloomingdale Ave. (a current Class 6 roadway) in a location approximately 140 feet from S. St. Cloud Ave. (to the east of the proposed driveway) and approximately 160 feet from the closest residential driveway west of the proposed access (on the south side of Bloomingdale Ave.). Section 6.04.07 of the Land Development Code (LDC) requires a minimum access spacing of 245 feet for Class 6 roadways. As such, the applicant submitted a Section 6.04.02.B. Administrative Variance from the spacing requirement on October 14, 2021. For reasons stated in the variance request, the County Engineer found the request approvable on November 1, 2021. If the rezoning is approved, the County Engineer will approve the Administrative Variance.

REQUESTED DESIGN EXCEPTION

Given that Bloomingdale Ave. is a substandard collector roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request (on October 14, 2021) for Bloomingdale Ave. to determine the specific improvements that would be required by the County Engineer. Based on factors presented within the Design Exception request, the County Engineer found the Roadway Design Exception approvable (on November 1, 2021). The deviations from the TS-6 Typical Section (4-Lane Undivided, Local and Collector Rural Roadways) include:

- The developer shall be permitted to utilize the existing 10-foot to 11-foot wide travel lanes in lieu of the 12-foot wide travel lanes typically required by the Hillsborough County Transportation Technical Manual (TTM); and,

- The developer shall be permitted to maintain existing conditions, in lieu of the 8-foot wide stabilized shoulders, 5-feet of which are paved.

As a part of the above Design Exception, the applicant is proposing to construct a minimum 5-foot sidewalk between their eastern project boundary and a point approximately 830 feet west of their western project boundary (i.e. the terminus of the existing sidewalk on Bloomingdale Ave.). This represents construction of approximately 1,300 feet of sidewalk, of which approximately 900 feet is sidewalk the developer would not otherwise have to construct pursuant to Section 6.02.08 of the LDC. If PD 21-0744 is approved, the County Engineer will approve the Design Exception. No other improvements will be

required along Bloomingdale Ave., except for sidewalks otherwise required by Section 6.02.08 of the LDC, which (where within the subject site) shall be placed within the subject property within an easement (for public access and maintained purposes). Alternatively, the developer will have the option of dedicating or conveying the area to Hillsborough County.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bloomingdale Ave.	Lithia Pinecrest Rd.	Little Rd.	D	F

Source: Hillsborough County 2020 Level of Service Report

From:	Williams, Michael
To:	Bill Sullivan (BillSullivanPotomacland.com)
Cc:	Elizabeth Rodriguez; Tirado, Sheida; Ratliff, James; Perez, Richard; Sean Cashen; Lampkin, Timothy
Subject:	RE: RE RZ PD 21-0744
Date:	Tuesday, January 11, 2022 10:57:12 AM
Attachments:	image001.png image002.png

Mr. Sullivan,

You submitted a Section 6.04.02.B. Administrative Variance Request from Section 6.04.03.Q.5.(c) of the Land Development Code on October 14, 2021, as it pertains to cross access along the project's eastern and southern boundaries. I inadvertently issued a finding that the Administrative Variance is "Deniable" on November 1, 2021. You submitted revised requests on November 12, 2021, which subsequently split the variance requests into two separate requests (one for the east and one for the south). Again, I inadvertently issued a finding that the eastern Administrative Variance was "Approvable" and the southern request was "Deniable".

As James Ratliff explained to Libby Rodriguez of your team earlier, these requests are out of order. This is due to the fact that you are seeking a variance from a code requirement which does not apply. Cross access pursuant to Section 6.04.03.Q. is not required, as the project does not meet the Section 6.04.03.Q.2.b. or 6.04.03.Q.3.c. thresholds upon which vehicular and pedestrian (Q.2.b.) or pedestrian only (Q.3.c.) cross access is required, among others. Your team appears to have been confused regarding the difference between required cross access (which may be required pursuant to Section 6.04.03.Q.) and connectivity (which is required pursuant to Section 6.02.01.A. of the LDC). As James has mentioned, these requests have been properly refiled as PD variations from the appropriate sections of the LDC.

As you may know, I do not have the authority to adjudicate PD variations. As such, we have issued recommendations consistent with our previously discussed positions. Final decision authority for these variations rests with the Hillsborough County Board of County Commissioners.

Given that the requested variances are **OUT OF ORDER**, and I am rescinding my findings of approvability and deniability as it relates to the cross access variances and returning your application. Accordingly no further action on these Administrative Variances will be taken and we consider the mater disposed of. Please contact myself or James Ratliff if you have any questions.

Mike

From: Williams, Michael
Sent: Tuesday, December 21, 2021 5:04 PM
To: Sean Cashen <SCashen@gulfcoastconsultinginc.com>
Cc: Bill Sullivan (BillSullivanPotomacland.com) <BillSullivan@Potomacland.com>; Elizabeth Rodriguez <libbytraffic@yahoo.com>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Perez, Richard <PerezRL@hillsboroughcounty.org>

Subject: FW: RE RZ PD 21-0744

Sean,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for the east side for PD 21-0744 APPROVABLE. The AV for the south side is NOT APPROVABLE and our recommendation is for DENIAL.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: 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: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Tuesday, December 21, 2021 2:36 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE: RE RZ PD 21-0744

Hello Mike,

We just discussed this project. On 11/1/2021 you found their DE approvable, AV for cross access to the east approvable and the one to the south deniable. They decided to split the variances in order to separate the approvable from the deniable, see attached.

When you send your email please include the following people.

billsullivan@potomacland.com
SCashen@gulfcoastconsultinginc.com
libbytraffic@yahoo.com
LampkinT@hillsboroughcounty.org
RatliffJa@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

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From: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Sent: Monday, November 1, 2021 3:17 PM
To: Sean Cashen <SCashen@gulfcoastconsultinginc.com>
Cc: Bill Sullivan (BillSullivanPotomacland.com) <BillSullivan@Potomacland.com>; Elizabeth Rodriguez <libbytraffic@yahoo.com>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Tirado, Sheida <TiradoS@hillsboroughcounty.org>; PW-CEIntake <PW-CEIntake@hillsboroughcounty.org>
Subject: FW: RE RZ PD 21-0744

Sean,
I have reviewed the attached Section 6.04.02.B. Administrative Variances (AV) or Design Exception (DE) for PD 21-0744. I find them to be as follows:

- Design Exception for Substandard Road – APPROVABLE
- Administrative Variance for Access Spacing – APPROVABLE
- Administrative Variance to eliminate Cross Access Points – DENIABLE
    - Adequate reasoning to not include cross access to the east and south was not provided.

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From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Friday, October 29, 2021 10:09 AM
To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; Albert Marrero <marreroa@plancom.org>; Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison <ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kelly O'Connor <kelly.oconnor@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Martin, Monica <MartinMo@hillsboroughcounty.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>

Subject: RE RZ PD 21-0744

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:
Planner: Timothy Lampkin
Contact: lampkint@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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601 E. Kennedy Blvd., Tampa, FL 33602

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Ratliff, James

From: Williams, Michael
Sent: Tuesday, December 21, 2021 5:04 PM
To: Sean Cashen
Cc: Bill Sullivan (BillSullivanPotomacland.com); Elizabeth Rodriguez; Tirado, Sheida; Lampkin, Timothy; Ratliff, James; Perez, Richard
Subject: FW: RE RZ PD 21-0744
Attachments: 21-0744 AVAddlnf E 11-17-2.pdf; 21-0744 AVAddlnf S 11-17-2.pdf

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SCashen@gulfcoastconsultinginc.com
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Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
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Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: 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: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Friday, October 29, 2021 10:09 AM
To: Ackett, Kelli <AckettK@hillsboroughcounty.org>; Albert Marrero <marreroa@plancom.org>; Allen, Cari <AllenCA@hillsboroughcounty.org>; Amber Dickerson <amber.dickerson@hcps.net>; Andrea Papandrew <papandrewa@plancom.org>; Blinck, Jim <BlinckJ@HillsboroughCounty.ORG>; Brown, Gregory <BrownGr@hillsboroughcounty.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Castro, Jason <CastroJR@HillsboroughCounty.ORG>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; Dickerson, Ross <DickersonR@HillsboroughCounty.ORG>; Ellen Morrison

<ellen.morrison@swfwmd.state.fl.us>; Franklin, Deborah <FranklinDS@hillsboroughcounty.org>; Greg Colangelo <colangeg@plancom.org>; Hansen, Raymond <HansenR@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hudkins, Michael <HudkinsM@hillsboroughcounty.org>; Hummel, Christina <HummelC@hillsboroughcounty.org>; Impact Fees <ImpactFees@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jillian Massey <masseyj@plancom.org>; Justin Willits <WillitsJ@gohart.org>; Kaiser, Bernard <KAISERB@HillsboroughCounty.ORG>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kelly O'Connor <kelly.oconnor@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Matthew Pleasant <matthew.pleasant@hcps.net>; McGuire, Kevin <McGuireK@HillsboroughCounty.ORG>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Martin, Monica <MartinMo@hillsboroughcounty.org>; Olivia Ryall <oryall@teamhcso.com>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jaksa <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Carroll, Richard <CarrollR@HillsboroughCounty.ORG>; Rochelle, Randy <RochelleR@HillsboroughCounty.ORG>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Schipfer, Andy <Schipfer@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alex <SteadyA@hillsboroughcounty.org>; Tapley, Kimberly <tapleyk@epchc.org>; Thompson, Mike <Thompson@epchc.org>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Valdez, Rick <ValdezR@HillsboroughCounty.ORG>; Yeneka Mills <millsy@plancom.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE RZ PD 21-0744

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:
Planner: Timothy Lampkin
Contact: lampkint@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

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Ratliff, James

From: Williams, Michael
Sent: Monday, November 1, 2021 3:17 PM
To: Sean Cashen
Cc: Bill Sullivan (BillSullivanPotomacland.com); Elizabeth Rodriguez; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; PW-CEIntake
Subject: FW: RE RZ PD 21-0744
Attachments: 21-0744 DEReq 10-15-21.pdf; 21-0744 AVReq 10-15-21_1.pdf; 21-0744 AVReq 10-15-21_2.pdf

Sean,
I have reviewed the attached Section 6.04.02.B. Administrative Variances (AV) or Design Exception (DE) for PD 21-0744. I find them to be as follows:

- Design Exception for Substandard Road – APPROVABLE
- Administrative Variance for Access Spacing – APPROVABLE
- Administrative Variance to eliminate Cross Access Points – DENIABLE
    - Adequate reasoning to not include cross access to the east and south was not provided.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Ingrid Padron (padroni@hillsboroughcounty.org or 813-307-1709) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

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Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
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Hillsborough County

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Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Padron, Ingrid <PadronI@hillsboroughcounty.org>; Williams, Michael <WilliamsM@HillsboroughCounty.ORG>
Subject: RE RZ PD 21-0744

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Timothy Lampkin
Contact: lampkint@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hillsboroughcounty.org
W: HCFLGov.net

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

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Received October 15, 2021
Development Services

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

October 14, 2021

Mr. Michael J. Williams, P.E.
Hillsborough County
601 East Kennedy Blvd.
Tampa, Florida 33602

Dear Mr. Williams:

RE: Design Exception for Bloomingdale Avenue - 2705 Bloomingdale (RZ- 21-0744) – FOLIO # 87350.0000

The subject property is in for rezoning review and is shown on the attached **Site Plan** and **Location Map**. This design exception is to request that the developer not be required to bring Bloomingdale Avenue up to Hillsborough County Transportation Technical Manual (TTM) standards, but to instead allow for a mitigation plan in lieu of full improvements to Typical Section TS-7.

1. *EXISTING CONDITIONS* – As per the Survey and visual observations, the existing subject roadway is 21 to 23 feet wide, with 11' +/- foot wide travel lanes. This pavement width would appear adequate and appropriate given the rural and residential nature of the area and posted speed limit of 35 MPH. The right-or-way width is 80 feet for this section of Bloomingdale. There is not contiguous sidewalk on the south side of Bloomingdale Avenue from this site to the west—the terminal end of the existing sidewalk is approx. 900 feet to the west of this site.
   The County TS-7 Detail requires:
   - 12' wide lanes; Existing Bloomingdale Avenue has 10' to 11' wide lanes.
   - 96' wide right-of way; Bloomingdale Avenue has 80 feet of right-of-way.
   - 5' wide sidewalk on both sides of the road; Existing Bloomingdale Avenue in the vicinity of this site has no sidewalk on the south side and intermittent sidewalk along the north side. Shoulder clear zones appear to be adequate.

2. *PROPOSED IMPROVEMENTS* – The developer proposes to construct approximately 900 linear feet of offsite sidewalk from the northwest property corner west to the terminus of the existing sidewalk along the south side of Bloomingdale Avenue. See **Sidewalk Exhibit** attached.

3. *JUSTIFICATION FOR THE REQUEST* – (a) The **Trip Generation Table** (attached) associated with this project is low and this is a residential area. There is a projected increase of 170 ADT with 10 AM peak Trips out and 11 PM peak trips In. (b) The proposed improvements enhance safety as compared to the existing condition. (c) It is well-documented that constructing more narrow travel lanes is another speed-reduction strategy. Therefore, widening the travel lanes would be counter-intuitive to maintaining safe speeds in this residential area, and as such, only the sidewalk improvements are

Received October 15, 2021
Development Services

recommended. (d) There is not sufficient right-of-way to bring the roadway completely up to TS-7 standards (See attached **TS-7 Detail** which depicts the required 96 feet of right-of-way; Bloomingdale Avenue has 80 feet of Right-of-Way per Survey.

Enclosed for your review are the following:

1. **Site Plan;**
2. **Location Map & Vicinity Map;**
3. **Trip Generation Table;**
4. **Aerial Plan;**
5. **Sidewalk Exhibit;**
6. **TS-7 Detail;**
7. **Site Survey**

If you have any questions/comments regarding this letter, please call me at (813) 524-1818.

Sincerely

Sean P Cashen:A0 10980000 0015E0B2 9EA45000 048CE

Digitally signed by Sean P Cashen:A01098000005015E0B29EA45000048CE
Date: 2021.10.15 09:52:01 -04'00'

SEAN P. CASHEN LICENSE NO. 42505 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sean P. Cashen, P.E.
Principal

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813) 307-1758.

Sincerely,

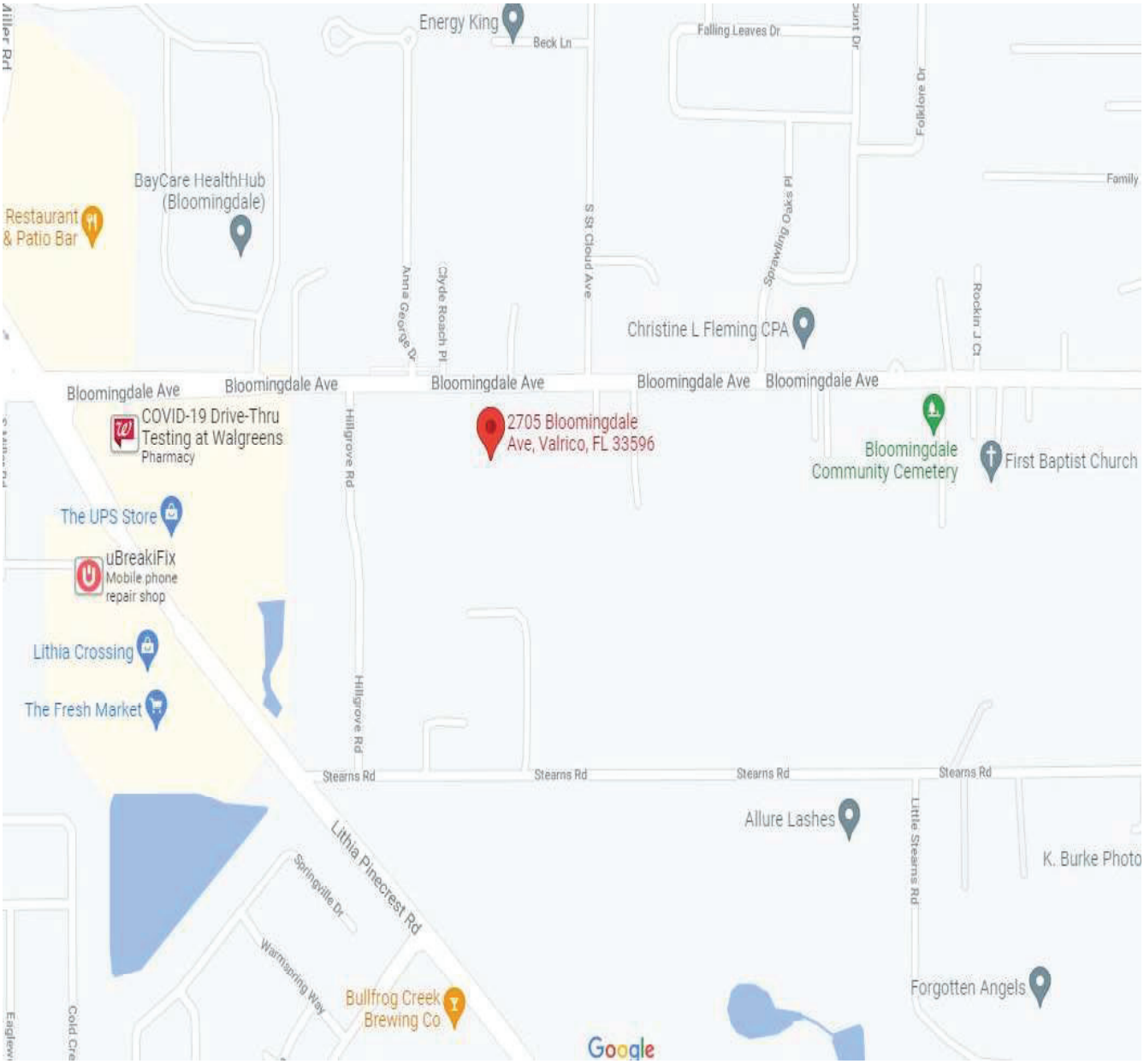
Michael J. Williams, P.E.
Hillsborough County Engineer

Received October 15, 2021
Development Services

TABLE 1: Trip Generation

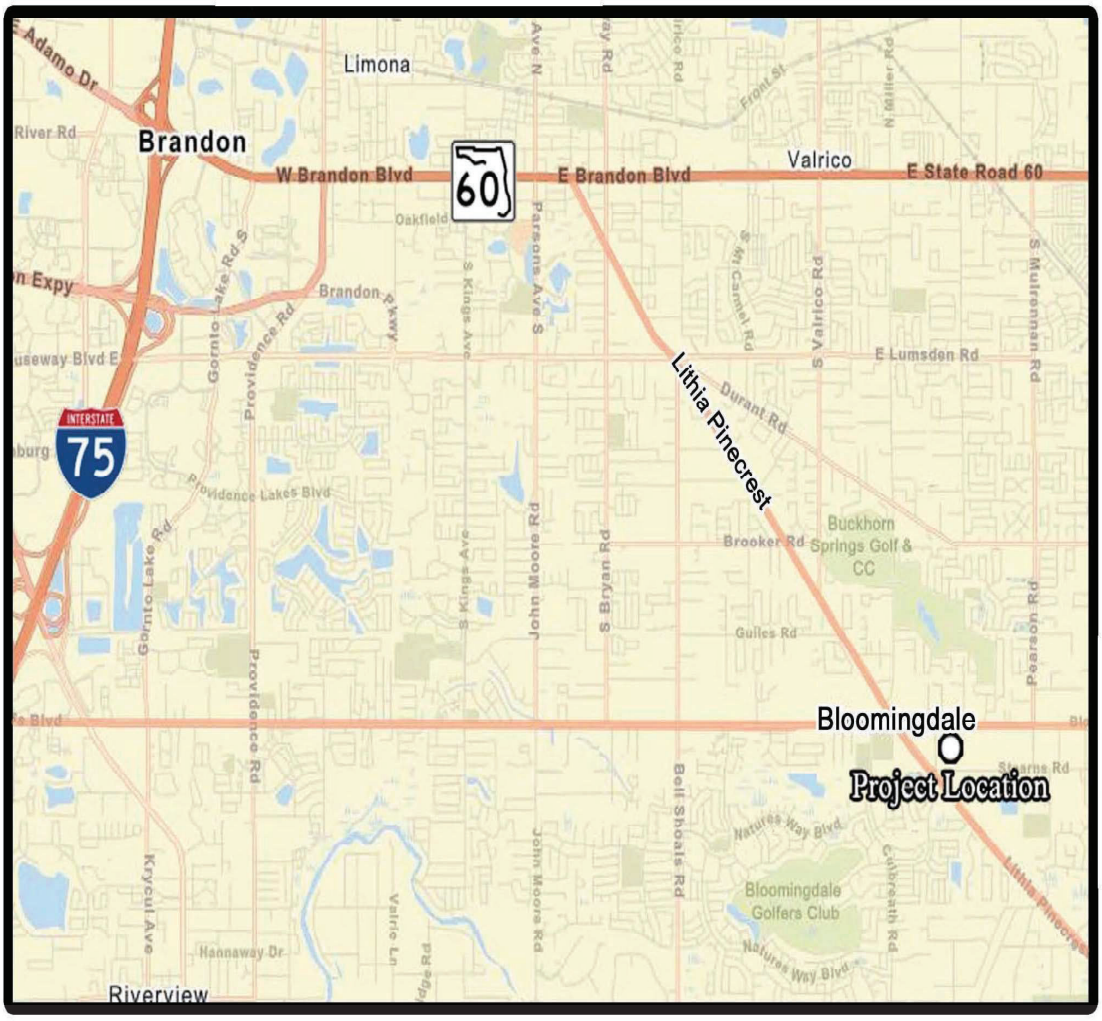
ITE Code	Land Use Type	Size 000's	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family	18*	170	3	10	11	7
	TOTAL	**18***	**170**	**3**	**10**	**11**	**7**

***The Site Plan has not been approved yet, and as such, is subject to change. But, as long as the final number of units is at or below 50 the threshold will not be exceeded.**



VICINITY MAP

Bloomingdale Meadow



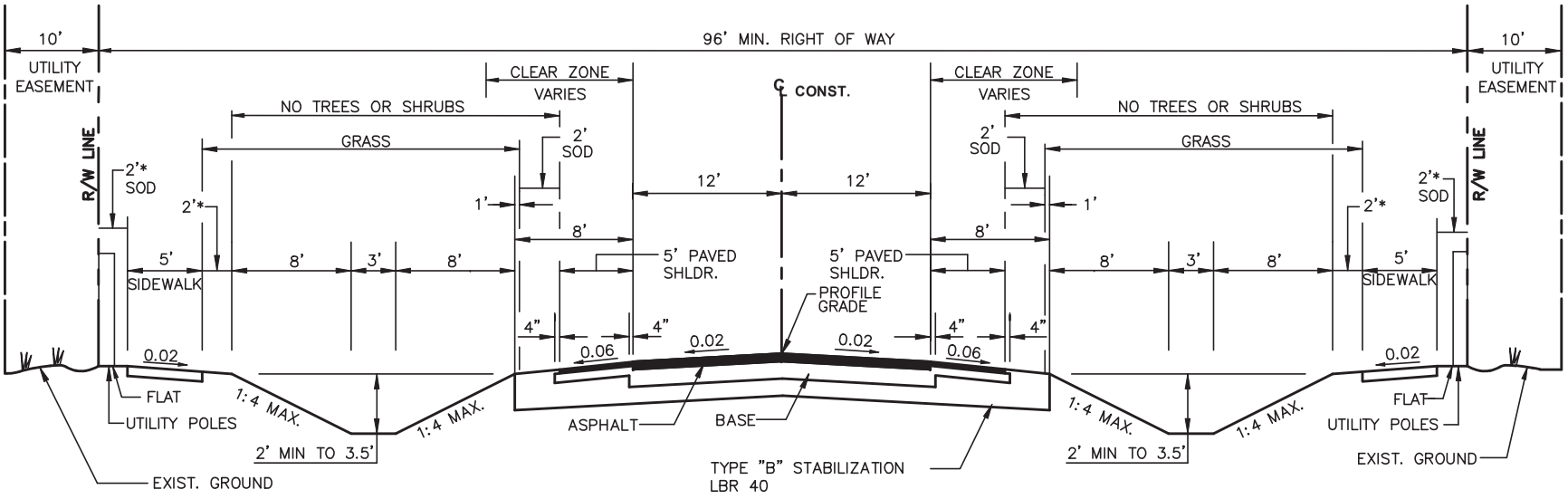
LOCATION MAP

Bloomingdale Meadow

SITE PLAN

Received October 15, 2021
Development Services

Received October 15, 2021
Development Services



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.

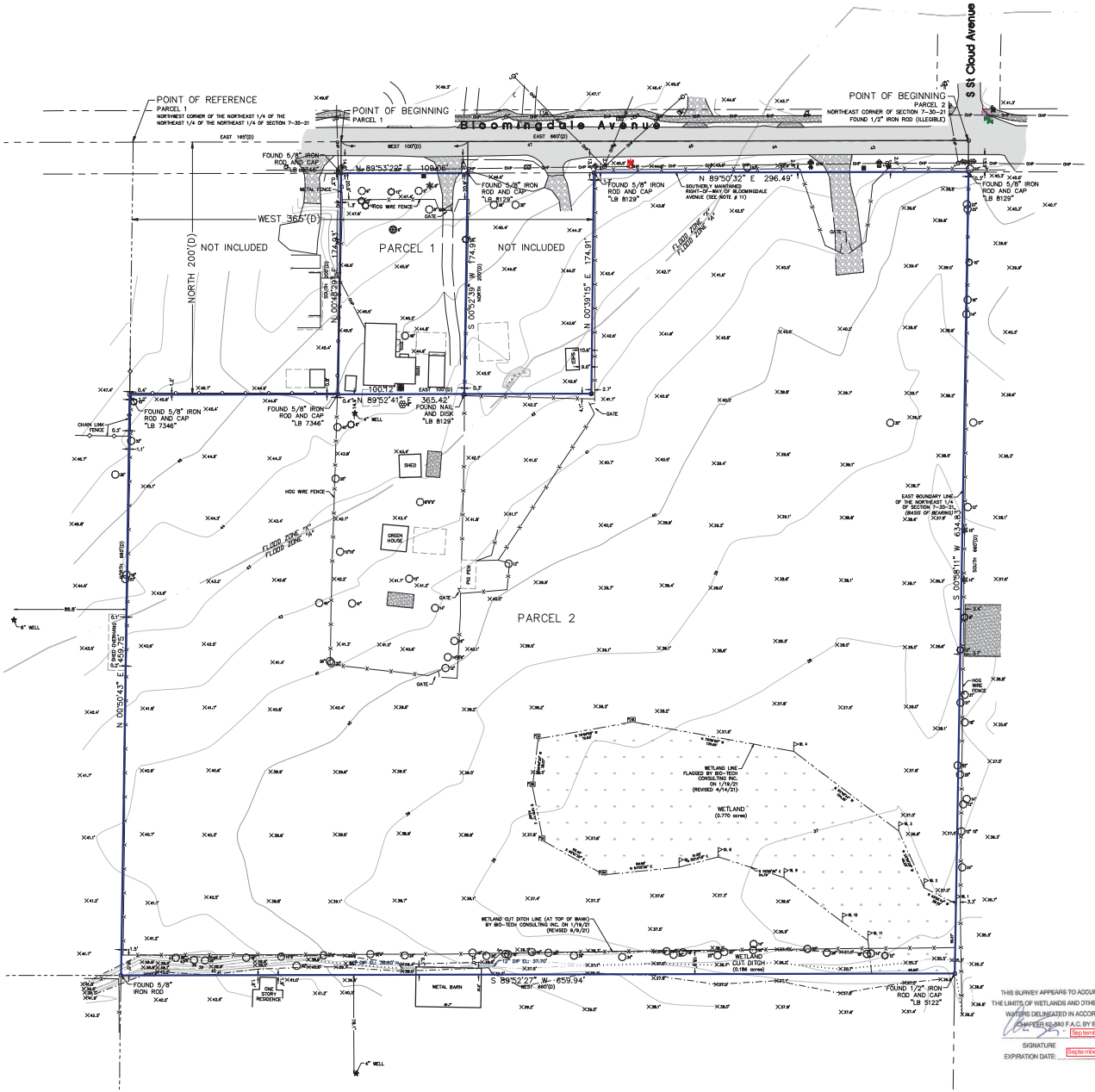
REVISION DATE:	TRANSPORTATION TECHNICAL MANUAL	Hillsborough County Florida	LOCAL & COLLECTOR RURAL ROADS (2 LANE UNDIVIDED) TYPICAL SECTION	DRAWING NO. TS-7
10/17				SHEET NO. 1 OF 1

21-0744

Received October 15, 2021
Development Services

A PORTION OF

SECTION 7, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA



LEGEND

IP, IR = IRON PIPE, IRON ROD	= SPOT ELEVATION
CM = CONCRETE MONUMENT	= WIRE FENCE
(F) = FIELD DERIVED MEASUREMENT	= VINYL FENCE
(D) = MEASUREMENT PER DESCRIPTION	= CHAIN LINK FENCE
(P) = MEASUREMENT PER PLAT	= OVERHEAD POWER LINE
(C) = CALCULATED MEASUREMENT	= GUY ANCHOR
P.O.B. = PROPERTY LINE, CENTERLINE	= POST
R/W = RIGHT-OF-WAY	= MAILBOX
EL = ELEVATION	= ROADSIGN
I.E. = INVERT ELEVATION	= GATE VALVE – SANITARY
F.F. = FINISHED FLOOR ELEVATION	= ELECTRIC PULL BOX
TBM = TEMPORARY BENCHMARK	= COMMUNICATION MANHOLE
DIP = DUCTILE IRON PIPE	= FIRE HYDRANT
= FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)	= GATE VALVE – FIRE
= SET 5/8" IR "DC JOHNSON LB 4514"	= GAS LINE WITNESS POST
= FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)	= GAS LINE WITNESS POST
= FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)	= GATE VALVE – UNKNOWN UTILITY
= FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)	= UTILITY VAULT
= VERTICAL CONTROL BENCHMARK	= FIBER OPTIC VAULT/HAND HOLE
= POWER / TELEPHONE POLE	= FIBER OPTIC WITNESS POST
= REFLECTOR SIGN	= GATE VALVE – RECLAIMED
= WELL	= ASPHALT
= COMMUNICATION EQUIPMENT BOX	= CONCRETE
= ENVIRONMENTAL LINE FLAG	= WETLAND AREA
= OAK TREE (SIZE AS NOTED)	= GRAVEL/DIRT ROAD
= CYPRESS TREE (SIZE AS NOTED)	
= CAMPHOR TREE (SIZE AS NOTED)	
= PALM TREE (SIZE AS NOTED)	
= TREE (UNKNOWN VARIETY)	
= CITRUS TREE (SIZE AS NOTED)	

N
W E
S
SCALE 1" = 40'
0 20' 40' 80'

DESCRIPTION: (per Commitment for Title Insurance, Order No.:9115132, as issued by Tiffany & Bosco, P.A., and underwritten by Chicago Title Insurance Company, with an commitment date of 12/31/2020 at 11:00 p.m.

Parcel 1: A tract of land beginning 165 feet East of the Northwest corner of the NE 1/4 of the NE 1/4 of the NE 1/4 in Section 7, Township 30 South, Range 21 East, thence run South 200 feet; thence East 100 feet; thence North 200 feet; thence West 100 feet to the POINT OF BEGINNING, Hillsborough County, Florida.

Parcel 2: BEGINNING at the Northeast corner of Section 7, Township 30 South, Range 21 East, thence run South 660 feet; thence West 660 feet; thence North 660 feet; thence East 660 feet to the POINT OF BEGINNING; LESS the North 200 feet of the West 365 feet of said described land, Hillsborough County, Florida.

CERTIFIED TO:

Potomac West Investments, LLC, a Florida limited liability company; Tiffany & Bosco, P.A.; Chicago Title Insurance Company; and Darryl Earl Summerall and Doy Arnold Summerall.

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, ORder No.: 9115132, as issued by Tiffany & Bosco, P.A., and underwritten by Chicago Title Insurance Company, with a commitment date of 12/31/2020 at 11:00 p.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with East boundary of the Northeast 1/4 of Section 7, Township 30 South, Range 21 East, Hillsborough County, Florida, having a grid bearing of S.00°57'26"W.
6. Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), Hillsborough County benchmark "VC-107", published elevation = 47.33' (NAVD88).
7. Bearings and distances shown hereon are field measured, unless otherwise indicated.
8. The text for ties to improvements indicates the direction they lie in relation to the boundary.
9. Subject property appears to lie in Flood Zones "X" and "A" according to F.I.R.M. Community Panel 12057C0415H, dated 08/28/2008.
10. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
11. The Southerly maintained right-of-way line of Bloomingdale Avenue was determined by Hillsborough County Geospatial & Land Acquisition Services Department, Survey Section.

. Subject property contains 8.557 acres total. Parcel 1 contains 0.401 acres; Parcel 2 contains 8.156 acres.

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF WETLANDS AND OTHER SURFACE WATERS DELINEATED IN ACCORDANCE WITH CHAPTER 62-340 F.A.C. BY EPC STAFF

SIGNATURE — DATE: September 25, 2021

EXPIRATION DATE: September 23, 2023

BY	DATE	REVISION
ARG	4/14/2021	REVISED WETLAND AND TREE SIZES
ARG	9/9/2021	ADDED WETLAND CUT DITCH

DATE OF FIELD SURVEY: 1/28/21

SEAL — Andrew Getz, Professional Surveyor and Mapper, LS5943, State of Florida

Andrew Getz Digitally signed by Andrew Getz Date: 2021.09.09 07:30:33 -05'00'

Andrew Getz, Professional Surveyor and Mapper, PSM No. 5943
This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

DRAWN: ARG DATE: 1/29/21
CHECKED: ARG DATE: 1/29/21

DC JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No.: 4514
Phone: (813) 855-4808
San Antonio, FL 33576
Fax: (813) 855-4809
Email: surveyor@dcjohnson.com
www.dcjohnson.com

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR: Potomac West Investments, LLC

2705 Bloomingdale Avenue Development Services

PROJECT NO: 2021-0044 | COUNTY: Hillsborough County

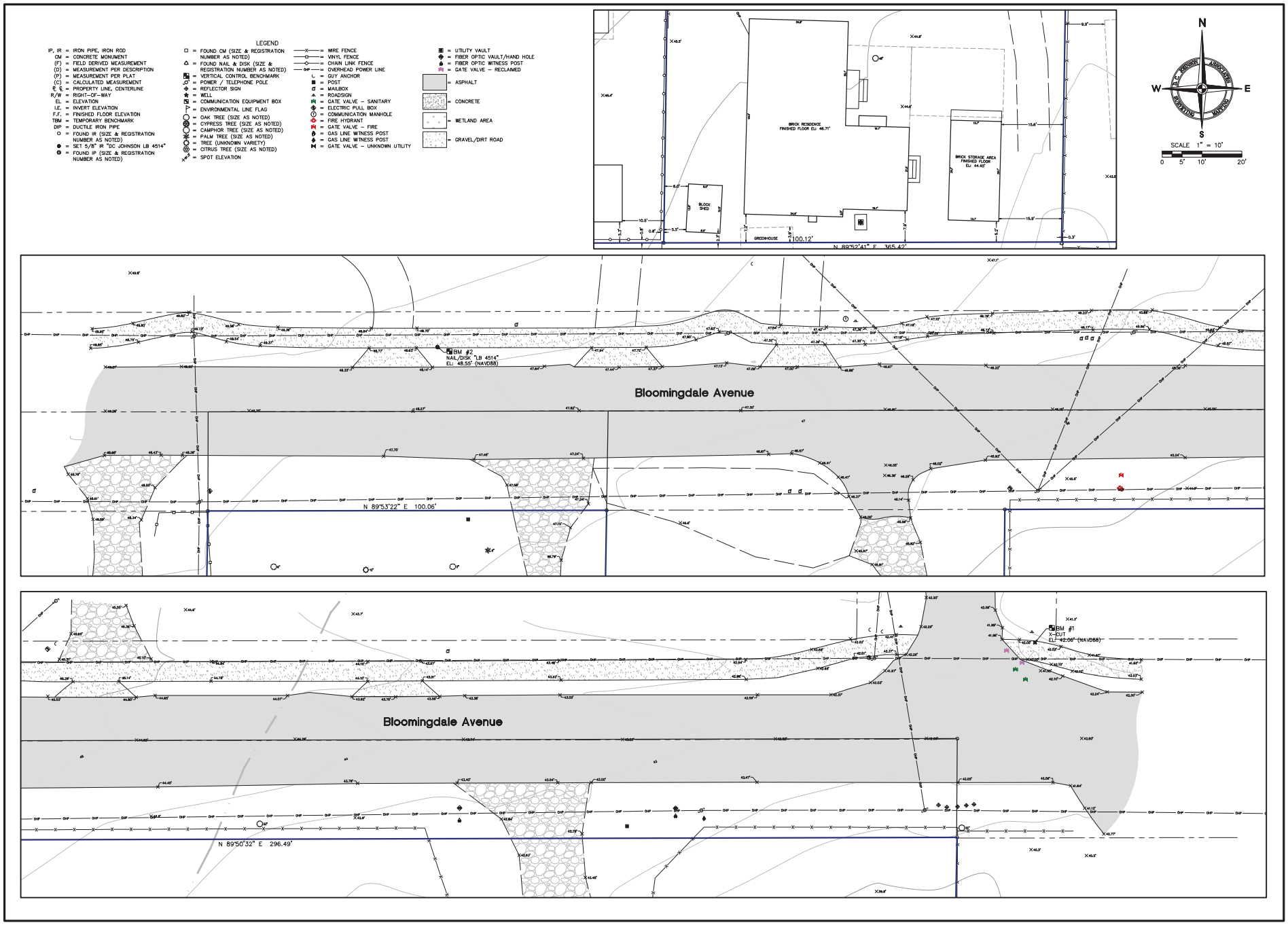
SECTION 7 | TOWNSHIP 30 S | RANGE 21 E

SCALE: 1" = 40'

SHEET NO.: 1 of 2

21-0744

Submitted October 15, 2021



Bloomingdale Avenue detail

SEE SHEET 1 FOR SURVEYOR'S NOTES AND OVERALL BOUNDARY

DATE OF FIELD SURVEY: 1/26/21

DATE | REVISION | BY

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
11911 S. Curley Street
San Antonio, FL 33576
Phone: (352) 588-2768
Email: survey@dcjohnson.com
www.dcjohnson.com

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR: Potomac West Investments, LLC

2705 Bloomingdale Avenue

PROJECT NO: 2021-008A01BG00001

SEC: 1 TWP: 31 S RNG: 21 E | COUNTY: Hillsborough County

SCALE: 1" = 10'

SHEET NO: 2 of 2

Received October 15, 2021
Development Services

21-0744

Received October 15, 2021
Development Services

Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT Boulevard, Suite 605
Clearwater, Florida 33760
Phone: (727) 524-1818
Fax: (727) 524-6090

October 14, 2021

Mr. Michael J. Williams, P.E.
Hillsborough County
601 East Kennedy Blvd.
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing - 2705 Bloomingdale (RZ- 21-0744) – FOLIO # 87350.0000

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

"Sec. 6.04.07. - Table: Minimum Spacing – *CLASS 4* - ***New and existing roadways primarily in areas without extensive development or extensive subdivided properties. These corridors will be distinguished by nonrestrictive median treatments or highways with two-way left turn lanes. - >45 mph 660 ft≤45 mph 330 ft.***"

The subject property is in for review, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO #* 87350.0000

2. Associated Application Numbers: *RZ- 21-0744*

3. Type of Request: *Administrative variance to Section 6.04.07*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*

5. Description of what the LDC/zoning conditions require: *The posted speed on this link of Bloomingdale Avenue is 40 mph*, and *Section 6.04.07 requires the proposed driveway to be 330*

feet from the other driveways/intersections. However, the driveway is proposed to be about 195 feet from the existing driveway to a single-family home on the east, and approximately 160 feet from the existing driveway to a single-family home on the west. (See exhibit.)

6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *Bloomingdale Avenue has an approximately 80 foot right-of-way and two approximately 11 foot lanes. The pavement condition appears to be below average. There is sidewalk on the south side of the roadway.*

7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria (a) and (b) – if applicable (c). In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:

   a. There is an unreasonable burden on the applicant. *Due to the size and configuration of the site, the parcel cannot physically meet 330 foot spacing on Bloomingdale Avenue.*

   b. The variance would not be detrimental to the public health, safety, and welfare. *The variance is not expected to be detrimental to the public, health, safety, and welfare because this is a relatively small subdivision (See attached trip generation). It is also important to note that the adjacent driveways are for single family homes with PM peak hour trip generation of approximately 1 trip end each.*

   c. Without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. *Due to the size and configuration of the site, it is physically impossible to meet LDC minimum spacing standards. Thus, without the variance, reasonable access cannot be provided.*

8. Documentation/other attachments: *Attached are site plan, location map, spacing exhibit, and trip generation table.*

If you have any questions/comments regarding this letter, please call me at (813) 524-1818.

Sincerely

Sean P Cashen:A01098000 00015E0B 29EA4500 0048CE

Digitally signed by Sean P Cashen:A01098000 00000015E0B29EA4500048CE
Date: 2021.10.15 08:18:15 -04'00'

SEAN P. CASHEN LICENSE No. 42505 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sean P. Cashen, P.E.
Principal

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved

If there are any further questions or you need clarification, please contact Benjamin Kniesly, P.E. at (813) 307-1758.

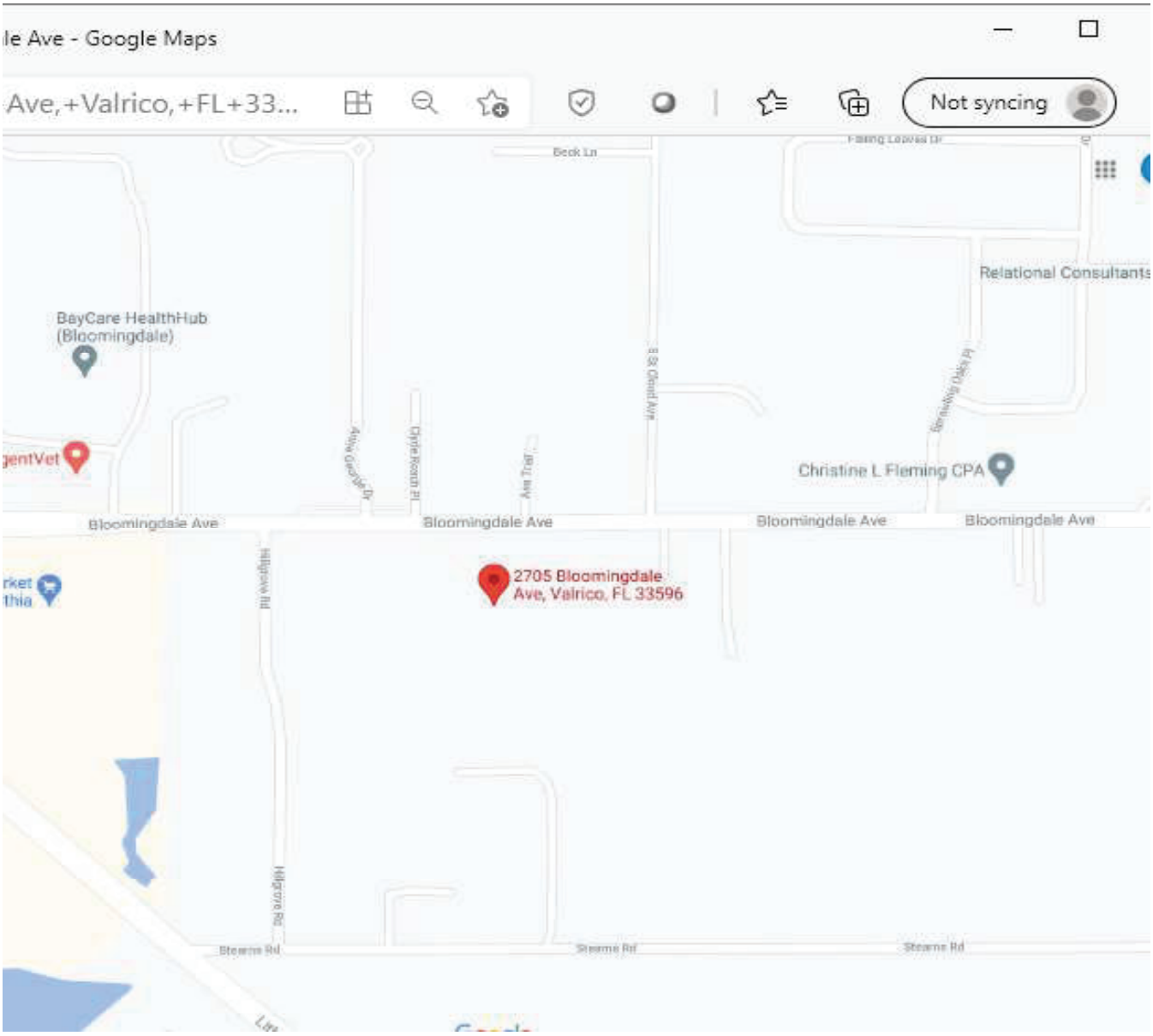
Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer

TABLE 1: Trip Generation

ITE Code	Land Use Type	Size 000's	Daily Trips	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
210	Single Family	18*	170	3	10	11	7
	TOTAL	**18***	**170**	**3**	**10**	**11**	**7**

***The Site Plan has not been approved yet, and as such, is subject to change. But, as long as the final number of units is at or below 50 the threshold will not be exceeded.**



LOCATION MAP

Bloomingdale Meadow

SITE PLAN

Asa Trail
S St Cloud Ave
Bloomingdale Ave
155'
160'
195'
17
18
6
7
8
1
2
3
4
5
16
15
14
13
12
11
10
9
LS
FLOODPLAIN MITIGATION AREA POND
DRAINAGE RETENTION AREA
FLOODPLAIN POND
WETLAND
Hillgrove Rd
195' from PD ROW to Eastern Property Driveway
160' from PD ROW to Western Property Driveway
155' from PD ROW to South St. Cloud Avenue
Google Earth
© 2021 Google
500 ft
N

Received October 15, 2021
Development Services

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**
Bloomingdale Ave.	County Collector - Rural	2 Lanes ☒Substandard Road ☐Sufficient ROW Width	☒ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
	Choose an item.	Choose an item. Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	76	6	8
Proposed	170	13	18
Difference (+/-)	**(+) 94**	**(+) 7**	**(+) 10**

*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	X	Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC
Notes: PD Variation to required connectivity along southern and eastern project boundary. Eastern variation is supported by staff. Southern variation is not supported by staff.				

Design Exception/Administrative Variance ☐Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
Cross Access – Eastern Boundary	Administrative Variance Requested	Out of Order
Cross Access – Southern Boundary	Administrative Variance Requested	Out of Order
Substandard Road – Bloomingdale Ave.	Design Exception Requested	Approvable
Access Spacing – Bloomingdale Ave.	Administrative Variance Requested	Approvable
Notes: Cross access is not required, as such requests are out of order. See PD variation for required connectivity (distinct from cross access requirement).		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☒ Design Exception/Adm. Variance Requested ☒ Off-Site Improvements Provided	☒ Yes ☐N/A ☐ No	☐ Yes ☐ No ☒ N/A Due to Objection	Objection due to lack of support for PD variation to southern boundary connectivity requirement, and failure to properly provide required right-of-way preservation for future Bloomingdale Ave. expansion as required pursuant to Hillsborough County Corridor Preservation Plan and LDC Sec. 5.11.09.

COMMISSION

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Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 7/26/2021 **PETITION NO.:** 21-0744 **EPC REVIEWER:** Chris Stiens **CONTACT INFORMATION:** (813)627-2600 X1225 **EMAIL:** stiensc@epchc.org	**COMMENT DATE:** 5/20/2021 **PROPERTY ADDRESS:** 2705 Bloomingdale Ave, Valrico, FL 33596 **FOLIO:** #0873500000 **STR:** 7-30S-21E
REQUESTED ZONING: AS-1 to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	3/12/2021
WETLAND LINE VALIDITY	Not valid, need surveys
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	EPC files and aerial review

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:

- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

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

- The subject property contains wetland areas, which have been delineated; however, surveys have not been received or approved by EPC. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** The surveys must be submitted for review and formal approval by EPC staff.

- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.

- 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.

cs/cs

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

Adequate Facilities Analysis: Rezoning

Date: May 28, 2021	**Acreage:** 8.56 (+/- acres)
Jurisdiction: Hillsborough County	**Proposed Zoning:** Planned Development
Case Number: RZ 21-0744	**Future Land Use:** Residential-4
HCPS #: RZ-379	**Maximum Residential Units:** 18 Units
Address: 2705 Bloomingdale Ave., Valrico, 33596	**Residential Type:** Single-Family Detached
Parcel Folio Number(s): 0873500000	

School Data	Lithia Springs Elementary	Randall Middle	Newsome High
FISH Capacity	*731*	*1438*	*3011*
2020-21 Enrollment	*584*	*1326*	*2980*
Current Utilization	*80%*	*92%*	*99%*
Concurrency Reservations	*0*	*17*	*31*
Students Generated	*4*	*2*	*3*
Proposed Utilization	*80%*	*94%*	*100%*

Sources: *2020-21 40th Day Enrollment Count and CSA Tracking Sheet as of 5/28/2021*

NOTE: Newsome High currently does not have capacity for the proposed project and capacity in adjacent concurrency service areas is unavailable. The applicant is advised to contact the school district for more information.

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

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

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** January 11, 2022

Agency: Natural Resources **Petition #:** 21-0744

( ) This agency has **no comment**

( ) This agency has **no objections**

( ) This agency has **no objections, subject to listed or attached conditions**

(X) This agency **objects, based on the listed or attached issues.**

1. Bloomingdale Avenue is Suburban Scenic Corridor and requires a 15 foot wide buffer for corridor landscaping. This 15-foot wide buffer must be located outside of the Right-of-Way Preservation Area.

2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks. A minimum 30' setback must be maintained around these areas which shall be designated on all future plan submittals. Land alterations are restricted in these areas.

Hillsborough County Florida
Development Services

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:**	12/21/2021
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	William Sullivan Potomac Land Company	**PETITION NO:**	21-0744
LOCATION:	2705 Bloomingdale Ave		
FOLIO NO:	87350.0000		

Estimated Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached)
Mobility: $8,265 * 18 units = $148,770
Parks: $2,145 * 18 units = $ 38,610
School: $8,227 * 18 units = $148,086
Fire: $335 * 18 units = $ 6,030
Total Single Family Detached = $341,496

Project Summary/Description:

Urban Mobility, Central Park/Fire - 18 Single Family Units

revised fees estimated based on Jan 1, 2022 schedule

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 26 May 2021

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

APPLICANT: Sean Cashen **PETITION NO:** RZ-PD 21-0744

LOCATION: 2705 Bloomingdale Ave, Valrico, FL 33569

FOLIO NO: 87350.0000 **SEC:** 07 **TWN:** 30 **RNG:** 21

☒ 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: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD21-0744 **REVIEWED BY:** **Randy Rochelle** **DATE:** 5/10/2021

FOLIO NO.: 87350.0000

☒ This agency would ☐ (support), ☒ (conditionally support) the proposal.

WATER

☒ The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ No Hillsborough County water line of adequate capacity is presently available.

☒ A 8 inch water main exists ☒ (adjacent to the site), ☐ (approximately ___ feet from the site) and is located within the south Right-of-Way of Bloomingdale Avenue .

☐ Water distribution improvements may be needed prior to connection to the County's water system.

☐ No CIP water line is planned that may provide service to the proposed development.

☐ The nearest CIP water main (_____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at _____). Expected completion date is _____.

WASTEWATER

☒ The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☐ No Hillsborough County wastewater line of adequate capacity is presently available.

☒ A 16 inch wastewater force main exists ☐ (adjacent to the site), ☒ (approximately 45 feet from the site) and is located within the north Right-of-Way of Bloomingdale Road .

☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

☐ No CIP wastewater line is planned that may provide service to the proposed development.

☐ The nearest CIP wastewater main (_____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at _____). Expected completion date is _____.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, January 18, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:27 p.m.

PLACE: Robert W. Saunders, Sr. Public Library
Ada T. Payne Community Room
1505 N. Nebraska Avenue
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Electronically signed by Christina Walsh (401-124-891-9213) 1c030db4-a679-4756-a79d-63a41d9c9cf8

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
January 18, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D2:

Application Number:	RZ-PD 21-0744
Applicant:	William Sullivan, Potomac Land Company
Location:	SW corner of Bloomingdale Ave. & S. Saint Cloud Ave. intersection
Folio Number:	087350.0000
Acreage:	8.56 acres, more or less
Comprehensive Plan:	R-4
Service Area:	Urban
Existing Zoning:	AS-1
Request:	Rezone to Planned Development

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MR. GRADY: The next item is agenda item D-2, Rezoning-PD 21-0744. The applicant's William Sullivan, Potomac Land Company. The request is to rezone from AS-1 to a Planned Development.

Timothy Lampkin will provide staff recommendation after presentation by the applicant.

HEARING MASTER HATLEY: All right. Applicant.

MR. CASHEN: Good evening. Sean Cashen, 13825 Icot Boulevard, Clearwater, Florida 33760. We have a PowerPoint presentation. There we go. Thank you.

That's an aerial view of the property, 8.56 acres. It's south of Bloomingdale. You see the Publix and the BayCare Health hub to the east. Next slide, please.

That is the location map. There is property south of Bloomingdale and east of Lithia Pinecrest. Next slide, please. Future Land Use Map. This site is R-4 as well as the surrounding area. Next slide, please.

The zoning map. Our site is zoned AS-1. AS-1 is to the south and the east. You have a mixture of RSC-3, ASC-1 around the property, and some PDs that are further out. We are requesting

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to rezone to a PD, which will be 6,000-square-foot lots, 50 feet wide; 18 units, which is 2.1 units to the acre. Next slide, please.

There is the site and the topographic map. The site drains from elevation 47 to the northwest to approximate elevation 36 to the southeast.

Along the eastern boundary, I just want to point out that you have elevation 40 to the north and elevation 36 to the south. And along the southern boundary, you have elevation 42 to the west and then that slopes to 36 to the east. And that'll be important for some further slides that we will present. Next slide, please.

We are in the Urban Service Area. Next slide, please. The classification of the roadway Bloomingdale is a collector road. Next slide.

Traffic analysis. That just shows the average daily trips in that section of Bloomingdale. It's a little bit less on the section of Bloomingdale. It's east of Lithia Pinecrest. Just for informational purposes, our maximum 18 lots will produce a 170 average daily trips. Next slide, please.

This slide shows the various design exceptions and variances that we requested for the

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property. The first one is the administrative variance for driveway spacing. That was deemed approvable by Mike Williams.

The next is a design exception which was for substandard roadway. That was also deemed approvable by Mike Williams, and as part of that agreement, we will be constructing 1280 feet of sidewalk, 900 of which is off-site. There it is in green, the off-site sidewalk.

You know, that shows the sidewalk that we will be proposing to construct off-site so it's a continuous sidewalk on the south side of Bloomingdale Avenue.

Going down the list of the previous slide -- well, you just jumped ahead a little bit. There's the driveway spacing. Can we go back two slides, please. Okay. Back to the -- yes.

The next two variances, which is Variance 1 and 2, have to do with connectivity to the east and the south. The eastern variance was deemed approvable as a PD variance.

The Variance 2, which was the -- the connectivity to the south, that was not deemed approvable. Variance 3 was a scenic roadway. I'll go into that a little bit later. We are proposing

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5 feet in lieu of 15 feet. Regarding these two right here specifically.

So the connectivity or access to the east and south, I just want to point out that they would be accesses stubbed out to areas that are within the flood zone, Flood Zone A, within the 100-year flood.

And these areas have existing elevations well below the 100-year elevation, which is at elevation 433. And if you recall the topo map that was a previous slide, along the eastern boundary, it sloped from elevation 40 to 36. Along the southern boundary, it sloped from 42 to the west to 36 to the east.

So along the southern boundary, specifically, since that was deemed not approvable, the elevations of some of the existing areas that are off-site are 1 to 7 feet lower than that base flood elevation of 433, which is fairly high.

We did submit to the County a fairly detailed analysis to determine that development in these floodplain areas to the east and the south was -- was unfeasible and impractical due to the lower elevations and as part of the associated floodplain impact that you would have within these

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lower elevations.

Any kind of fill placed within those areas is an immediate floodplain impact that would have to be mitigated for. In our analysis, we determined that along the east and the southern areas that any -- the 1 acre of development would require approximately 2 acres of floodplain mitigation.

We just don't see that as economically viable, feasible, sustainable. And we don't think it's advisable that the County would encourage or promote development in some of these areas that are located off-site to the south and east specifically.

As far as our development, we -- this development is adjacent to Bloomingdale and is at higher elevations. So we have an opportunity to excavate out some areas to provide the required floodplain mitigation.

We do understand that the areas that are located off-site to the south and the east are prone to flooding. Again, we don't want to exacerbate that situation. We want to improve that situation.

All right. We're moving ahead with some of

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these. This right here, this exhibit shows the environmentally sensitive areas. It does show the proposed landscape buffers that we have around the property. It details the 32 1/2 right-of-way preservation area to the north.

We do have a condition that we are proposing where we would like to provide some retention storage in that 32 1/2 feet to preserve for right-of-way. We think that would go a long way in helping the drainage along Bloomingdale and the surrounding area as well.

You can see the area to the south is existing wetland area. There's a wetland ditch, and we have floodplain mitigation and retention ponds.

Any kind of roadway stub-out to the south is going to be going through either the wetland ditch, the wetland area, or it's going to bifurcate one of the floodplain mitigation ponds, which is going to greatly reduce the floodplain that we are trying to provide.

And, again, we think it's a roadway stub-out to an area to the south that shouldn't be developed and just cannot feasibly be developed. Can you go to the previous slide, please. That one right

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there.

So I just want to point out, there's our site. Just to give you an idea as far as the surrounding area, the area to the south, they -- at the western end, 1200 feet, that's the -- the limits of the area within Flood Zone A and along the eastern side is 1800 feet.

Basically to Lithia Pinecrest. So from Lithia Pinecrest north to our site, that is Flood Zone A. That is a flood zone area. Okay. Next slide, please.

That, we talked about. Again, there's the topo -- topographic map that shows our site and some of the elevations, and you can see some of these lower elevations to the south that vary from 42 to 40 and then to 38 as you go from the west to the east. Next slide, please.

Connectivity map. So we have connectivity to Bloomingdale, and we are proposing a interconnection to the west, which is a much higher area, and that's stubbed out from the cul-de-sac. Next slide, please.

Scenic corridor variance. As I mentioned, as stated there, we are providing 32 1/2 feet of right-of-way preservation. There is a 15-foot

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requirement for landscape buffer along the scenic roadway.

We are proposing 5 feet, which in combination with 32 1/2 will be a total of 37 1/2 feet of area encumbered along the northern property boundary. Next slide, please.

This slide shows a graphic representation of that 32 1/2-foot right-of-way preservation again. We are proposing to put some retention in there along the roadway.

There you see the trees that we are proposing, which will be 3-inch caliper, 10-foot-tall trees, which is above what Code is requiring. And that will be within 5-foot landscape buffer in lieu of the 15 feet. Next slide, please.

That shows the 5-foot landscape buffer vertical screening. So that's just a graphic of that showing some of the 3-inch caliper, 10-foot-high trees. Next slide, please.

There's the general site plan. And, again, we are proposing 6,000-square-foot lots, 50-foot minimum width, and total of 18 lots at 2.1 units per acre density. Next slide.

That's just a blowup of some of that site

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data. Next slide, please. That is a representation of the -- some of the other landscape buffers, the 10-foot-wide buffers along the eastern, northern -- well, eastern boundary. Actually, northern property boundary as well. Next slide, please.

Concept plan that shows the areas we are proposing to develop the 18 lots of roadway, and again, approximately half of the area to the south is being allocated for floodplain mitigation and retention and also the existing wetland. Next slide, please.

Utilities are utilities out on Bloomingdale Avenue. Next slide, please. This just shows some of the adjacent developments. You'll see the Buckhorn to the northeast, 2.6 and 2.8 units to the acre.

We have Hill Grove to the west, which is 1.5 units to the acre. Arbor Reserve, which is located to the northwest, 2.68 units to the acre. And, again, you have the Publix and the BayCare, which is a little bit further to the east. Next slide.

There's another exhibit which shows what we are proposing, and again, approximately

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50 percent -- actually 47.3 percent of that area to the south is being allocated for floodplain mitigation and retention and also that wetland existing area. Next slide.

That's another graphic that shows the floodplain ponds and the retention ponds separated out from that existing wetland. Those in total are about 25 percent of the site. Next slide. Okay.

That concludes my portion of the presentation. Thank you very much, and Bill Sullivan would like to come up and say a few words. Thank you.

HEARING MASTER HATLEY: Thank you.

You have about just a little over two minutes.

MR. SULLIVAN: William Sullivan, Potomac Land Company, 13 -- 26336 -- (unintelligible) we have that in the record.

I just wanted to say we had a community meeting in May 25th. We had -- we've mapped out who all showed up to it. It was a small attendance. Next slide, please.

We also additionally reached out to all of the adjacent neighbors as much as we could. We've spoken with the ones in blue, which is, you know, a

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good portion of them; and then we have the guy who's most affected who's surrounded by us on two sides, he signed a petition in favor of the -- of the project.

If you could go back a few slides, I'd like to just -- keep going. Keep going back. Keep going back. That one right there. I'd just like to point out that our project has a density of 2.1, and the average in the area of these other communities have been built.

The average density for those are about 2.3. We are building a sidewalk that will connect to the existing sidewalk that is also adjacent to Publix and BayCare on the southern side bringing connectivity as well not only in -- in, you know, vehicular kind for the other directions, but pedestrian connectivity.

I'm a firm believer -- as a developer, I do projects all throughout Florida that are live-work environments, and this is an infill site that is a totally live-work environment.

I walk to work most days moving my office to where I can actually go up the hill and be to the office, but I've -- I've walked and took my scooter to work for the last ten years. I want to

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encourage us to build sites that are -- you know, infill sites that are pedestrian friendly. Thank you.

HEARING MASTER HATLEY: Thank you, sir. And please sign in with the clerk too.

Twenty-two seconds.

MR. MOLLOY: Yes, ma'am. And I'll be very brief. William Molloy, 325 South Boulevard, Tampa, Florida.

Just for the record at this point, I'm going to hand the clerk proposed conditions which we've drafted because we're on the naughty list. And any other comments, I'll try and address on rebuttal. Thank you.

HEARING MASTER HATLEY: Thank you.

All right. We'll hear from Development Services.

MR. LAMPKIN: Hello. Can you hear me? I'm calling in on my phone. My audio was not --

HEARING MASTER HATLEY: Yes.

MR. LAMPKIN: Okay. Perfect. Tim Lampkin, Development Services.

And this -- the request is to rezone 8 1/2-acre property located at 2705 Bloomingdale Avenue in Valrico from AS-1 -- hold on. Now I'm

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having an issue with the screen. Okay. Sorry. Just one second. Okay. I got it manually.

The property is 8 1/2 acres in size. The existing zoning is AS-1, and the proposal is to go to Planned Development. As shown in the map, it's located approximately 800 feet to the east of the intersection of Lithia Pinecrest Road and Bloomingdale Avenue.

On page 2 of the staff report in the context surrounding area, there's a scrivener's error where it says 1800 feet to the west, and it's actually to the east.

It's located within the Urban Service Area, and the applicant's requesting this to allow 18 single-family homes with a minimum lot size of 6,000 square feet.

The Future Land Use is Residential-4 which allows up to four dwelling units per acre. Typical uses to include residential. As you can see here, it's surrounded in a sea of Residential-4 on all sides until you get to the Bloomingdale and Lithia Pinecrest intersection.

The surrounding zoning districts include Agricultural Single-Family, which is located to the immediate east, and then there's Single-Family

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located to the west, and there's Agricultural Single-Family AS-1 also located to the south of the property.

The proposed zoning -- another scrivener's error in the staff report, it says 25-foot wetlands, which would initially be -- so the applicant needs to amend the site plan which they show the correct approximate 30 feet wetland buffer in the site plan as shown in the presentation.

The scrivener's error that also needs to be corrected to reflect the required 30-foot wetland buffer area.

The applicant's proposing a 32 1/2-foot right-of-way preservation area, which is required, and they also are requesting a number of variations. They're requesting variation to part 6.02.01 regarding scenic roadways.

This is a variation the way the 15-foot buffer yard requirement to 5 feet and be in compliance with the buffer yard requirements for the plantings, which they slightly exceed that because they're proposing to provide the required -- overstoring, understorage reason they're also proposing a 6-foot-high fence behind that vegetation all outside of the 32 1/2-foot

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right-of-way preservation area.

There is a design exception for substandard road, what's not approvable, and administrative variance for driveway spacing which was found approvable.

The LDC part 6.02.01 access, there's a variation to waive connectivity onto the eastern property, which was found -- project boundary, a stub-out which was found approvable and a then variation to waive connectivity on the southern project boundary which was not found approvable.

And, again, here is the variances. Staff finds the request is not supportable as the proposed site design does not illustrate connectivity along the southern project boundary, and their requested variation of Section 6.02.01 to waiver the connectivity on the southern project boundary is not approvable.

And that concludes staff's presentation, unless you have any questions.

HEARING MASTER HATLEY: No questions for you. Thank you.

MR. LAMPKIN: Thank you.

HEARING MASTER HATLEY: All right. We'll hear from Planning Commission.

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MS. MASSEY: Hi. This is Jillian Massey with Planning Commission staff.

The site is located in the Urban Service Area and not within the limits of a community plan. The subject property is per Policy 1.2 of the FLUE. It must satisfy the minimum density requirements. The maximum allowable density on the subject site is 34 dwelling units.

However, in this case, the request would meet the minimum density exception due to the wetlands on the site and the likelihood of development having an adverse impact on the environmental features.

The subject property is designated as Residential-4 in the Future Land Use Map, and the purpose is to designate these areas that are suitable for low density residential as well as suburban scale in neighborhood commercial, office, multipurpose projects, and mixed-use developments when in compliance with the Future Land Use Element and applicable development regulations.

The proposed development would allow for uses that are compatible with the surrounding development pattern and satisfy the intent of Objective 16 and Policy 16.1, 16.3, and 16.8.

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At the time of drafting this report, the Planning Commission staff had not received the transportation comments. Therefore, the Planning Commission staff find it did not take those comments into consideration for the analysis of their request.

Planning Commission finds that the proposed use and density is compatible with the surrounding area. The proposed development is consistent with the Residential-4 Future Land Use Category.

And it would allow for a development that's consistent with the goals, objectives, and policies of the Future Land Use Element of the Future of unincorporated Hillsborough County Comprehensive Plan for unincorporated Hillsborough County.

And based upon those considerations, Planning Commission staff found that the proposed Planned Development was consistent with the Comprehensive Plan.

And I just wanted to note again that this analysis did not take into consideration the transportation comments that were noted previously in the testimony.

HEARING MASTER HATLEY: All right. Thank you.

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Okay. Is there anyone here or online who wishes to speak in support of this application? Don't hear anyone.

Is there anyone here or online who wishes to speak in opposition to this application?

MR. WESSINGER: Hunter Wessinger from 4306 Honeybell Ridge Court, Valrico, Florida 33596.

Building this type of high-density housing will worsen traffic both before and -- or both during and after construction on a two-lane road that already backs up almost to Lithia Pinecrest every single day.

Major part of the appeal of the Bloomingdale-Valrico neighborhood is it's low density and natural beauty. This type of construction will further damage the rural charm of our neighborhood, and we need higher minimum lot sizes, not lower.

I have lived in this area for almost 20 years, and I have watched it change around me. This proposal will be another step towards turning the Bloomingdale community into something unrecognizable to those who have lived here for most of their lives.

The increasing urbanization of our home and

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the construction of subdivisions where you can lean out of your window and shake hands with your neighbor is slowly but surely destroying our way of life.

The disruption of our natural ecosystem in a blind pursuit of profit has devastating consequences, including but not limited to the displacement of local wildlife and the destruction of their habitats. Leaving a small portion of the lot as wetlands is not sufficient.

Anyone who votes in favor of this proposal is acting in direct opposition of the will of the people who live and work in this area and will be directly affected by this proposal.

And it is my view that in doing so you will forfeit any claim you may have to actually representing our interests. Thank you.

HEARING MASTER HATLEY: Thank you, sir.

Is there anyone else who wishes to speak in opposition to this application?

MR. MANLEY: Bryce Manley, 3023 Beaver Pond Trail, Valrico, Florida.

And I have lived off of Bloomingdale for almost 20 years. I want to thank you, Madam Speaker, for your time. I don't know how many of

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you, if any, drove on Bloomingdale past the proposed build site. I did, and I drive on that road every day multiple times a day as do thousands of other residents.

Bloomingdale is already super congested during both morning and evening rush hours. This results in bumper-to-bumper traffic and -- traffic for miles. My apologies. It's during these times that a routine five-minute drive turns into a 20-minute drive.

By adding more homes, you'd be creating more traffic to an already crowded two-lane road. Some of you may think that 18 homes won't add too much traffic, but I can tell you from experience it will.

Around three to four years ago, Anna George Drive was built with the neighborhood Arbor Reserve Estates. And that was only a few hundred yards from St. Cloud. These homes further congested already crowded roads. I can't tell you how many times I've been caught behind a vehicle turning onto Anna George Drive.

I'd also like to add that adding more lanes to Bloomingdale will not make things better since it, apparently, takes over three years to complete

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a road. I'm referring to Bell Shoals expansion.

As a resident that lives off of Bloomingdale and will be directly affected by your decision, I urge you to listen to the other residents who will be affected and not allow the construction of this neighborhood.

I'd also like to go over a few points that the previous speakers made. They talked a lot about flooding and potential solutions that were put in place, but they completely neglected and failed to address traffic. So that was what I've addressed with you here tonight. Thank you for your time.

HEARING MASTER HATLEY: Thank you.

Is there anyone else here tonight that wishes to speak in opposition to this application?

MR. KOUDELA: Good evening. Thank you for this opportunity to speak. My name's Kevin Koudela, K-o-u-d-e-l-a. I've lived at 4802 Bloomingdale Avenue, Valrico, Florida 33596 for this April will be 20 years.

Right now, I believe most of that is Buckhorn Run Estates, which most of the lots there are 1-acre single-family homes. There has been two built next to me, 1-acre, single-family homes in

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the last five years.

Right now, the County has purchased from other residents a property to build a retention pond, which that has alleviated some of the issue but not all of it. With houses just south of this property still flood quite a bit. And we haven't really even had bad rain yet.

The infrastructure that's there now doesn't really support the development that exists now. Traffic, that's mentioned before. A lot of times, especially when Mulrennan school was built, traffic is backed up. It's backed up almost all the way to Publix, especially when school's letting out and in the mornings also when it's being dropped off.

Eighteen houses is a bit ridiculous. If they went with maybe five houses and a 3-acre retention pond, all five houses on acre lots, that may be acceptable. But as of 18 homes in that area, there isn't enough area for actually the water to be run off and not flood other issues or cause other issues. Thank you for your time.

HEARING MASTER HATLEY: Thank you, sir.

Is there anyone else here who wishes to speak in opposition to this application?

MR. GRADY: Ma'am, could you leave your mask

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on, please. Thank you.

MS. SKIDMORE: Put it on?

MR. GRADY: Yes. Thank you.

MS. SKIDMORE: My name is Linda Skidmore, and I will be -- I live directly behind --

MR. GRADY: Can you provide your address for the record, please. Thank you.

MS. SKIDMORE: I'm sorry?

MR. GRADY: Your address for the record, please.

MS. SKIDMORE: 2708 Stearns Road, Valrico.

MR. GRADY: Thank you.

MS. SKIDMORE: And I live directly to the south of this proposed, and I've lived there for 37 years. Been through several floodings from my -- middle of my yard all the way across Bloomingdale.

And we owned a house that was in -- behind where I live now that we sold to the County. They tore it down about 12 years ago to build a retention pond back there to help alleviate some of the flooding that we've been experiencing after Publix and El Nino and 50-year flood and 100-year flood and all that.

But my concern is the flooding. I know that

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they -- at least with our retention pond behind my house, we have the pump that the County maintains. However, when the electric goes out during the hurricane, the pump doesn't work. So they have to bring out a generator to pump -- to get to pump the water out.

So that's my main concern is if their retention ponds fill up, what are they going to do with their water if it's not pumped somewhere or, you know, alleviated from there?

So I would like the County -- I don't know if the County could do this -- to put a permanent generator back there. That would help so we don't have to wait for someone, you know, to bring one out.

This year, they did bring one out before hurricane happened in July and, you know, we did -- it was utilized. However, you know -- and then after the end of hurricane season, they came and took it away.

But that's my main thing is if there was some kind of a permanent generator that would help, you know, get rid of the water, so -- and also, the traffic is atrocious. Going up Stearns, I have to go up Hill Grove to get out onto Lithia to go south

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on Lithia because I cannot -- without taking my life in my hands. So thank you for your time.

HEARING MASTER HATLEY: Yes, ma'am. Thank you.

Is there anyone else here who -- or online who wishes to speak in opposition to this application? Okay. Don't hear anyone else.

All right. So we'll go back to Development Services. Anything further?

MR. GRADY: Nothing further, unless you have questions.

HEARING MASTER HATLEY: All right. We'll hear from the applicant then. Rebuttal.

MR. MOLLOY: Good evening again. William Molloy, 325 South Boulevard.

I just want to touch on two points fairly quickly here. The first one, you'll note in the staff report -- and I'm not sure that anyone highlighted it -- at 2.1 units to the acre here, we're actually well below the threshold of minimum density that the Comp Plan calls for 75 percent.

There's a graphic that Mr. Sullivan showed in the PowerPoint presentation of the surrounding areas and the relative densities that they have. We did the math. That averages out to 2.33 and,

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again, we're at 2.1.

So part of this application, if it's approved, is going to be approving essentially the density that doesn't meet the minimum thresholds of the Code. That'd be part one that I'd like to highlight.

The second issue as to flooding -- and I very much am hesitant to make it this simple. But if and when this project is approved, SWFWMD is not going to issue an ERP if we cannot prove beyond a doubt that we're not going to provide or cause any adverse impacts on surrounding properties.

And I think that's as much substantiation and validation of the plan we have as we can provide. Thank you. And I'm happy to answer any questions and actually, I believe Bill has a few --

HEARING MASTER HATLEY: Mr. Molloy, could you address, please -- and I believe the applicant has the burden to show consistency with the Comprehensive Plan and that the application is -- complies with the land development regulations.

So there's a matter of the waiver on -- or the connectivity on the south end that's not supported. Can you address that issue?

MR. MOLLOY: Yes, ma'am. Current Code, as

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it's been rewritten, I believe calls for cross access, basically, in all cardinal directions. Of course, we have the connection to the north. We're providing a potential stub-out to the east. Pardon me. Not to the east, to the west. The east was determined approvable to not provide.

The south is a point of contention. As you'll see from the general site plan, we really stacked all of our retention and mitigation into the southern end of the property. That was done by design, by engineering. It's a function of high to low really. That's where the water wants to go.

We felt that adding a road or a connection through that, you know, essentially what's going to be become a wetland -- a unified wetland, one would be essentially useless and two, might actually compromise the efforts we're making in mitigation and retention down there.

If you stick a road through all those ponds, not only do you compromise the volume of the ponds, it could function as sluiceway to the properties to the south.

That was essentially our justification. Development Services did not quite see it that way, but that's what we stand on.

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HEARING MASTER HATLEY: All right. Thank you very much. I don't have any more questions for you.

Yes, sir.

MR. SULLIVAN: When we met with the owners in the area -- the residents in the area, we determined that the flooding issue is a problem in the area.

And we have thrown out that we would use the 32 feet for right-of-way preservation that we would -- one of our conditions we're proposing is to build ponds for the County's drainage on Bloomingdale, not for our property.

The Bloomingdale -- those ponds would be for the County's benefit, not for our benefit. So we're trying to block some of the water from coming down the hill.

And then also just keep in mind, we're going to be storing the 100-year flood right now. And right now, the storage is not -- there's no storage on this property.

So we will be creating a large volume of storage on this property for the residents and the protection of the area. Thank you.

HEARING MASTER HATLEY: Thank you, sir.

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All right. That'll close the hearing then on Rezoning 21-0744.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, December 13, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:10 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
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Clearwater, FL 33762
(800) 337-7740

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page 4 of the agenda.

The first item is item A-1, Rezoning-Planned Development 18-0798. This is being continued to the April 18th, 2022, Zoning Hearing Master Hearing.

Item A-2, Rezoning-PD 20-1253. This is being continued to the -- by the applicant to the January 18, 2022, Zoning Hearing Master Hearing.

Item A-3, Rezoning-PD 21-0110. This application is out of order to be heard and is being continued to the January 18, 2022, Zoning Hearing Master Hearing.

Item A-4, Rezoning-PD 21-0647. This application is being continued by the applicant to the January 18, 2022, Zoning Hearing Master Hearing.

Item A-5, Rezoning-PD 21-0701. This application is being continued by the applicant to the January 18, 2022, Zoning Hearing Master Hearing.

Item A-6, Rezoning-PD 21-0744. This application is being continued by the applicant to the January 18, 2022, Zoning Hearing Master Hearing.

Item A-7, Rezoning-PD 21-0745. This

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, November 15, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 9:16 p.m.

PLACE: Cisco Webex

Reported By:

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December 13th, 2021, Zoning Hearing Master Hearing.

Item A-2, Rezoning-PD 20-1253. This application is being continued by staff to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-3, Rezoning-PD 21-0222. This application is being continued by the applicant to the December 13th, 2021, Zoning Hearing Master Hearing.

Item A-4, Rezoning-PD 21-0626. This application is out of order to be heard and is being continued to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-5, Rezoning-PD 21-0647. As I noted, this item is out of order to be heard and is being continued to December 13, 2021, Zoning Hearing Master Hearing.

As noted in the changes to item A-6, PD 21-0650 has been withdrawn.

Item A-7, Rezoning-PD 21-0701. This application is out of order to be heard and is being continued to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-8, Rezoning-PD 21-0744. This application is being continued by the applicant to the December 13, 2021, Zoning Hearing Master

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Hearing.

Item A-9, Rezoning-PD 21-0745, this application is out of order to be heard and is being continued to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-10, Rezoning-PD 21-0748. This application is being continued by staff to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-11, Rezoning-PD 21-0863. This application is being continued by the applicant to the December 13th, 2021, Zoning Hearing Master Hearing.

Item A-12, Rezoning-PD 21-0864. This application is being continued by the applicant to the December 13th, 2021, Zoning Hearing Master Hearing.

Item A-13, Major Mod Application 21-0884. This application is out of order to be heard and is being continued to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-14, Rezoning-PD 21-0959. This application is being continued by the applicant to the December 13, 2021, Zoning Hearing Master Hearing.

Item A-15, Major Mod Application 21-0963.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, September 13, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 10:36 p.m.

PLACE: Cisco Webex

Reported By:

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Item A-10, Rezoning-PD 21-0701. This application has been continued by the applicant to the October 18, 2021, Zoning Hearing Master Hearing.

Item A-11, Rezoning-PD 21-0744. This application is being continued by the applicant to the November 15th, 2021, Zoning Hearing Master Hearing.

Item A-12, Rezoning-PD 21-0745. This application is being continued by the applicant to the October 18, 2021, Zoning Hearing Master Hearing.

Item A-13, Rezoning-PD 21-0748. This application has been continued by staff to the October 18, 2021, Zoning Hearing Master Hearing.

Item A-14, Rezoning-PD 21-0863. This application is out of order to be heard and is being continued to the October 18, 2021, Zoning Hearing Master Hearing.

Item A-15, Rezoning-PD 21-0864. This application is being continued by the applicant to the October 18, 2021, Zoning Hearing Master Hearing.

Item A-16, Major Mod Application 21-0865. This application has been continued by the

Electronically signed by Christina Walsh (401-124-891-9213) de90fb92-02ff-4d7f-a176-81ff8aeb2fd6

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONE HEARING MASTER HEARINGS

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY and SUSAN FINCH
Land Use Hearing Masters

DATE: Monday, July 26, 2021

TIME: Commencing at 6:00 p.m.
Concluding at 8:34 p.m.

PLACE: Appeared via Cisco Webex

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 130
Clearwater, FL 33762
(800) 337-7740

Electronically signed by Christina Walsh (401-124-891-9213) cc2ff15c-67ff-4276-b793-98d609828dd6

August 16, 2021, Zoning Hearing Master Hearing.

Item A-17, Rezoning-PD 21-0592. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-18, Rezoning-PD 21-0626. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-19, Rezoning-PD 21-0647. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-20, Rezoning-PD 21-0650. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-21, Rezoning-PD 21-0701. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-22, Rezoning-PD 21-0742. This application is being continued by staff to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-23, Rezoning-PD 21-0744. This

Electronically signed by Christina Walsh (401-124-891-9213) cc2ff15c-67ff-4276-b793-98d609828dd6

application is being continued by the applicant to the September 13, 2021, Zoning Hearing Master Hearing.

Item A-24, Rezoning-PD 21-0745. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-25, Rezoning-PD 21-0746. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-26, Major Mod Application 21-0747. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-27, Rezoning-PD 21-0749. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning Hearing Master Hearing.

Item A-28, Rezoning-Standard 21-0820. This application is being withdrawn from the Zoning Hearing Master process.

Item A-21 (sic), Rezoning-Standard 21-0870. This application is out of order to be heard and is being continued to the August 16, 2021, Zoning

Electronically signed by Christina Walsh (401-124-891-9213) cc2ff15c-67ff-4276-b793-98d609828dd6

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: January 18, 2022**

HEARING MASTER: Pamela Jo Hatley **PAGE: 1 OF 1**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0110	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0110	Todd Pressman	2. Applicant Presentation Packet	No
RZ 21-0110	Scott Fitzpatrick	3. Opponent Letter	No
RZ 21-0701	Thomas Curley	1. Applicant Presentation Packet	No
RZ 21-0744	William Molloy	1. Applicant Presentation Packet	No
RZ 21-0748	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 21-0748	Elise Batsel	2. Applicant Presentation Packet	Yes - Copy
MM 21-1226	Brian Grady	1. Revised Staff Report	Yes - Copy
MM 21-1226	Kami Corbett	2. Applicant Presentation Packet	No
RZ 21-1336	Nicole Beugebauer	1. Applicant Presentation Packet	Yes - Copy
MM 22-0086	Michael Horner	1. Applicant Presentation Packet	No
RZ 22-0105	Brian Grady	1. Revised Staff Report	Yes - Copy
RZ 22-0105	Ryan McCaffrey	2. Applicant Rep Map	No
RZ 22-0115	Todd Pressman	1. Applicant Presentation Packet	No

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 6

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela J. Hatley

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

APPLICATION #	PLEASE PRINT
MM 22-0087	NAME M.D. Horner, AICP MAILING ADDRESS 14502 N. Dale Mabry Hwy CITY T STATE FL ZIP 33618 PHONE 962-2345
APPLICATION #	PLEASE PRINT
MM 22-0090	NAME M.D. Horner, AICP MAILING ADDRESS 14502 N. Dale Mabry Hwy. CITY T STATE FL ZIP 33618 PHONE 962-2345
APPLICATION #	PLEASE PRINT
RZ 21-0110	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave. S. #451 CITY St. Petersburg STATE FL ZIP 33701 PHONE 804-1760
APPLICATION #	PLEASE PRINT
RZ PD 21 0110	NAME Scott Fitzpatrick MAILING ADDRESS 811-B Cypress Village Blvd CITY Ruskin STATE FL ZIP 33573 PHONE 813 634 5425
APPLICATION #	PLEASE PRINT
RZ 22-0025 V.S.	NAME Lisa Wilson MAILING ADDRESS PO Box 15133 CITY Brooksville STATE FL ZIP 34604 PHONE 352-585-6026
APPLICATION #	PLEASE PRINT
RZ 22-0115	NAME Todd Pressman MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Petersburg STATE FL ZIP 33701 PHONE 804 1760

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 6

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY STATE ZIP PHONE
RZ STD 220201	NAME John LaRocca MAILING ADDRESS 101 E. Kennedy Blvd. #2420 CITY Tampa STATE FL ZIP 33602 PHONE 813 2228923
RZ 22-0201 VS	NAME Andrea Diaz MAILING ADDRESS 15403 Otto Rd CITY Tampa STATE FL ZIP 33624 PHONE
RZ 22-0201	NAME James Lavallee MAILING ADDRESS 15407 Carrollton Lane CITY Tampa STATE FL ZIP 33624 PHONE 813-842-4940
RZ 22-0201	NAME AntjeRivera MAILING ADDRESS 15507 Casey Rd CITY Tampa STATE FL ZIP 33624 PHONE 8139611-2179
RZ-22-0201	NAME ALEX PERNAS MAILING ADDRESS 15316 OTTO RD. CITY TPA STATE FL ZIP 33624 PHONE 813-843-3166
RZ-22-0201	NAME Brandy A. Meyer MAILING ADDRESS 15608 Bear Creek Dr CITY TAMPA STATE FL ZIP 33624 PHONE 813-842-4812

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 6

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT
RZ22-0201	NAME Osvaldo Enrique MAILING ADDRESS 15408 Otto Rd CITY Tampa STATE FL ZIP 33624 PHONE (813) 431-9611
RZ21-0701	NAME Shivam Kapse MAILING ADDRESS 10329, Cross Creek Blvd, Suite-P CITY Tampa STATE FL ZIP 33647 PHONE 813-405-5999
RZ21-0701	NAME [illegible] MAILING ADDRESS 10601 Walker Rd CITY Thonotosassa STATE FL ZIP [illegible] PHONE 813-748-5319
RZ21-0701	NAME MARVIN W. GARRETT MAILING ADDRESS 9308 GOLDEN ROD RD. CITY THONOTOSASSA STATE FL ZIP 33592 PHONE (813) 244-2907
RZ21-0701	NAME Michael Jones MAILING ADDRESS 9323 B Golden Rod Rd CITY Thonotosassa STATE FL ZIP 33592 PHONE 813 203-1836
RZ21-0744	NAME Sean Askew MAILING ADDRESS 1825 Icot Blvd Ste 605 CITY Clearwater STATE FL ZIP 33760 PHONE 727 524-1818

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 4 OF 6

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hartley

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

APPLICATION #	PLEASE PRINT
RZ 21-0744	NAME William Sullivan, Potongcloud Company MAILING ADDRESS 26336 SR 19 CITY Howey in the Hills STATE FL ZIP 34737 PHONE 407-286-6322
APPLICATION #	PLEASE PRINT
RZ 21-0744	NAME William J. Molloy MAILING ADDRESS 325 S. Blvd. CITY Tampa STATE FL ZIP 3606 PHONE 813-254-7152
APPLICATION #	PLEASE PRINT
RZ-21-0744	NAME HUNTER WESSINGER MAILING ADDRESS 4306 MONEYBELL RIDGE CT CITY VALRICO STATE FL ZIP 33594 PHONE 813-624-9011
APPLICATION #	PLEASE PRINT
RZ-21-0744	NAME Bryce Austin Manley MAILING ADDRESS 3023 Beaver Pond Trail CITY Valrico STATE FL. ZIP 33596 PHONE 813-724-9429
APPLICATION #	PLEASE PRINT
RZ-PD21-0744	NAME Kevin Kondela MAILING ADDRESS 4802 Bloomingdale Ave CITY Valrico STATE FL ZIP 33596 PHONE 813-767-4336
APPLICATION #	PLEASE PRINT
RZ 21-0744	NAME LINDA SKIDMORE MAILING ADDRESS 2708 STEARNS RD CITY VALRICO STATE FL ZIP 33596 PHONE 813-205-6263

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 5 OF 6

DATE/TIME: 1/18/22 6pm HEARING MASTER: Pamela Jo Hatley

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
RZ 21-0745 VS.	NAME Clayton Brickelmeyer MAILING ADDRESS 601 N. Ashley Dr. Ste 700 CITY Tampa STATE FL ZIP 33602 PHONE 813-225-7700
APPLICATION # RZ 21-0745	NAME GREG VANBUSKIRK MAILING ADDRESS GREG@VANBUSKIRK CITY LUTZ STATE FL ZIP 33549 PHONE 813-784-0843
APPLICATION # RZ 21-0748 VS	NAME Elise Budsel MAILING ADDRESS 401 E. Jackson St. Ste 2100 CITY Tampa STATE FL ZIP 33602 PHONE 813-223-4800
APPLICATION # RZ 21-1042	NAME John LaRocca MAILING ADDRESS 101 E. Kennedy Blvd. #2420 CITY Tampa STATE FL ZIP 3360[illegible] PHONE 813 222 8923
APPLICATION # M 21-1226	NAME KamiCerbeH MAILING ADDRESS 101 E Kennedy Blvd, St 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 227-8421
APPLICATION # RZ 21-1336	NAME Nicole Neugebauer MAILING ADDRESS 401 E Jackson Street CITY Tampa STATE FL ZIP 33602 PHONE 813-222-5046

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 6 OF 6

DATE/TIME: 1/18/22, 6pm HEARING MASTER: Pamela Jo Hartley

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

APPLICATION #	PLEASE PRINT
MM 22-0086	NAME M.D. Horner, AICP MAILING ADDRESS 1409 N. Dale Mabry CITY T STATE FL ZIP 3368 PHONE 762-259[illegible]
APPLICATION #	PLEASE PRINT
RZ 22-0105	NAME RYAN McAFFREY, HFCP MAILING ADDRESS 3409 W. LEMON STREET CITY TAMPA STATE FL ZIP 33609 PHONE 813-250-3535
APPLICATION #	PLEASE PRINT
RZ 22-0096	NAME Clayton Bricklemyer MAILING ADDRESS 601 N. Ashley Dr. Ste 700 CITY Tampa STATE FL ZIP 33602 PHONE 813-229-7700
APPLICATION #	PLEASE PRINT
	NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT
	NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT
	NAME MAILING ADDRESS CITY STATE ZIP PHONE

Brian Grady, Development Services, calls RZ 21-0110.

Pamela Jo Hatley, ZHM, calls applicant.

Todd Pressman, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

Todd Pressman, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

Brian Grady, Development Services, calls RZ 22-0025.

Lisa Wilson, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.

Sam Ball, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 20-0025.

C.2. RZ 22-0115

Brian Grady, Development Services, calls RZ 22-0115.

Todd Pressman, applicant rep, presents testimony/submits exhibits.

Isis Brown, Development Services, staff report.

JANUARY 18, 2022 – ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 18, 2022, at 6:00 p.m., held virtually.

Pamela Jo Hatley, ZHM, calls the meeting to order.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviewed changes/withdrawals/continuances.

D.5. RZ 21-0864

Application W/D.

A.17 RZ 21-1337

Brian Grady, Development Services, continues to February 14, 2022, hearing.

D.10. MM 22-0087

Brian Grady, Development Services, calls MM 22-0087

Michael Horner, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM calls proponents/opponents/continues MM 22-0087 to the March 14, 2022, 6:00 p.m., hearing.

Brian Grady, Development Services, continues withdrawals/continuances.

A.25. MM 22-0090

Pamela Jo Hatley, ZHM, hears request to continue MM 22-0090.

Michael Horner, applicant rep, requests continuance.

Brian Grady, Development Services, announces ZHM April hearing date.

Pamela Jo Hatley, ZHM, calls proponents/opponents/continues MM 22-0090 to the April 18, 2022, hearing at 6:00 p.m.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Senior Assistant County Attorney Cameron Clark, overview of oral argument/ZHM process.

Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 21-0110

Brian Grady, Development Services, calls RZ 21-0110.

Todd Pressman, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Scott Fitzpatrick, opponent, presents testimony/submits exhibit.

Todd Pressman, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Todd Pressman, applicant rep answers ZHM questions and continues rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-0110.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0025

Brian Grady, Development Services, calls RZ 22-0025.

Lisa Wilson, applicant rep, presents testimony.

Pamela Jo Hatley, ZHM, questions to applicant rep.

Lisa Wilson, applicant rep, answers ZHM questions/continues testimony.

Sam Ball, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 20-0025.

C.2. RZ 22-0115

Brian Grady, Development Services, calls RZ 22-0115.

Todd Pressman, applicant rep, presents testimony/submits exhibits.

Isis Brown, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls proponents/opponents/Development Services/applicant rep.

Brian Grady, Development Services, offers correction to the record.

Pamela Jo Hatley, ZHM, calls applicant rebuttal/closes RZ 22-0115.

C.3. RZ 22-0201

Brian Grady, Development Services, calls RZ 22-0201.

John LaRocca, applicant rep, presents testimony.

Chris Grandlienard, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Andrea Diaz, opponent, presents testimony.

James Lavallee, opponent, presents testimony.

Antje Rivera, opponent, presents testimony.

Alex Pernas, opponent, presents testimony.

Brandy Meyer, opponent, presents testimony.

Osvaldo Enrique, opponent, presents testimony.

Brian Grady, Development Services, enters correction to the record.

Pamela Jo Hatley, ZHM, calls for applicant rebuttal and summation.

John LaRocca, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes application RZ 22-0201.

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

D.1. RZ 21-0701

Brian Grady, Development Services, calls RZ 21-0701.

Shivam Kapse, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant.

Thomas Curley, opponent, presents testimony/submits exhibits.

Pamela Jo Hatley, ZHM, questions opponent.

Thomas Curley, opponent, answers ZHM question and continues testimony.

Marvin Garrett, opponent, presents testimony.

Michael Jones, opponent, presents testimony.

Pamela Jo Hatley, ZHM, calls opponents/Development Services.

James Ratliff, Transportation Review Section, Development Services, presents testimony.

Shivam Kapse, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes application RZ 21-0701.

D.2. RZ 21-0744

Brian Grady, Development Services, calls RZ 21-0744.

Sean Cashen, applicant rep, presents testimony.

William Sullivan, applicant rep, presents testimony.

William Molloy, applicant rep, presents testimony/submits exhibits.

Timothy Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Hunter Wessinger, opponent, presents testimony.

Bryce Manley, opponent, presents testimony.

Kevin Koudela, opponent, presents testimony.

Linda Skidmore, opponent, presents testimony.

Pamela Jo Hatley, ZHM, calls for applicant rebuttal.

William Molloy, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, questions to applicant rep.

William Molloy, applicant rep, answers ZHM and continues testimony.

William Sullivan, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-0744.

D.3. RZ 21-0745

Brian Grady, Development Services, calls RZ 21-0745.

Clayton Bricklemeyer, applicant rep, presents testimony.

Timothy Lampkin, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents.

Greg VanBebber, opponent, presents testimony.

Pamela Jo Hatley, ZHM, calls opponents/Development Services/applicant rep.

Clayton Bricklemeyer, applicant rep, presents rebuttal.

Pamela Jo Hatley, ZHM, closes RZ 21-0745.

D.4. RZ 21-0748

Brian Grady, Development Services, calls RZ 21-0748.

Elise Batsel, applicant rep, presents testimony/submits exhibits.

Michelle Heinrich, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-0748.

D.6. RZ 21-1042

Brian Grady, Development Services, calls RZ 21-1042.

John LaRocca, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 21-1042.

D.7. MM 21-1226

Brian Grady, Development Services, calls MM 21-1226.

Kami Corbett, applicant rep, presents testimony/submits exhibits.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1226.

D.8. RZ 21-1336

Brian Grady, Development Services, calls RZ 21-1336.

Nicole Neugebauer, applicant rep, presents testimony/submits exhibits.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Nicole Neugebauer, applicant rep, enters correction for the record.

Pamela Jo Hatley, ZHM closes RZ 21-1336.

D.9. MM 22-0086

Brian Grady, Development Services, calls MM 22-0086 and enters correction for the record.

Michael Horner, applicant rep, presents testimony/submits exhibits.

Brian Grady, Development Services, addresses applicant rep questions.

Sam Ball, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.

Michael Horner, applicant rep, presents additional testimony.

Pamela Jo Hatley, ZHM, closes MM 22-0086.

D.11. RZ 22-0096

Brian Grady, Development Services, calls RZ 22-0096.

Clayton Brickelmeyer, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0096.

D.12. RZ 22-0105

Brian Grady, Development Services, calls RZ 22-0105.

Ryan McCaffrey, applicant rep, presents testimony and submits exhibit.

Tania Chapela, Development Services, staff report.

Jillian Massey, Planning Commission, staff report.

Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0105.

ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourns the meeting.

Application No. RZ-21-0744
Name: William Molloy
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 1/18/22

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

- Revise the wetland buffer from 25 ft. to 30 ft. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks.
- Label the right of way preservation area as "32.5-foot Right-of-way Preservation Area Per Hillsborough County Corridor Preservation Plan";
    - Update the site data table removing row pres. Area within 32.5 ft.
- Show the required scenic corridor buffer; and,
- Remove notations regarding "Open Space" within the preservation area."
    - Update site data open space, if included within calculation.

6.0 POSSIBLE PROPOSED CONDITIONS –IF APPROVED

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 11, 2021

1. The site shall be developed as depicted on the site plan, and subject to the conditions listed below.

2. The project shall be limited to a maximum of 18 single-family homes with a minimum lot size of 6,000 square feet, subject to the following standards.

Minimum Front Setback:	20 feet
Minimum Front Setback (Side Facing Garage):	10 feet
Minimum Front Setback (with Porches):	15 feet
Minimum Side Setback:	5 feet
Minimum Side Setback (Corner Lot abutting PD Boundary):	10 feet
Minimum Rear Setback:	20 feet
Minimum Rear Setback:	20 feet
Maximum Building Coverage (Per Lot):	60%
Minimum Building Separation:	10 feet
Minimum Lot Width	50 feet

3. The residential lot areas shall be developed where generally depicted on the site plan.

4. Building heights shall be limited to a maximum of 35 feet. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided from required setbacks, if needed at site and development.

5. The developer shall provide a (5) five-foot wide suburban scenic corridor for all

property within folio 87350.0000 located along Bloomingdale Avenue. The subject property shall be subject to the buffering and screening requirements of Section 6.06.03.I.2.b of the Hillsborough County Land Development Code, unless specified herein.

a. The (5) five-foot suburban scenic corridor buffer shall include four 3" caliper canopy trees and four 2" caliper understory trees per 100 linear feet, and a 6-foot fence with the finished side facing Bloomindale Avenue and located behind the vegetation. The fence shall be located inside the lots adjacent to the buffer. Such scenic buffer shall be provided outside of the 32.5' wide right-of-way preservation area along Bloomingdale Ave.

6. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks. A minimum 30' setback must be maintained around these areas which shall be designated on all future plan submittals. Land alterations are restricted in these areas.

7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. The project shall be served by (and restricted to) a single access connection to Bloomingdale Ave.

9. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 32.5 feet of right-of-way along its Bloomingdale Ave. frontage ("ROW Preservation"). Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line. The 32' ROW Preservation interim uses shall allow for stormwater retention. The Developer shall coordinate with the County for using the ROW Preservation for stormwater retention in the Bloomingdale Avenue preservation area.

10. The developer shall construct a vehicular and pedestrian stubout to its western project boundary.

11. If PD 21-0744 is approved, the County Engineer will approve a Design Exception (dated October 14, 2021) which was found approvable by the County Engineer (on November 1, 2021) for the Bloomingdale Ave. substandard road improvements. As Bloomingdale Ave. is a substandard collector roadway east of Lithia Pinecrest Rd., the developer will be required to make certain improvements to Bloomingdale Ave. consistent with the Design Exception. Specifically, the developer will be required to construct a +/- 1,300-foot-long minimum 5-foot wide sidewalk between the project's eastern boundary and the existing sidewalk terminus (located approximately 830 feet west of the project's western project boundary). No other improvements will be required along Bloomingdale Ave., except for sidewalks otherwise required along the project's frontage by Section 6.02.08 of the Hillsborough County Land Development Code (and which are included within the 1,300-foot sidewalk described above).

12. If PD 21-0744 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 14, 2021) from the Section 6.04.07 access spacing requirements, which was found approvable by the County Engineer (on November 1, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and St. Cloud Ave. (to the east) to +/- 140 feet and spacing between the project driveway and the closest driveway to the west (on the south side of Bloomingdale Ave.) to +/- 160 feet.

13. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

14. 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).

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

16. This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

17. 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.

18. 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.

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

- Revise the wetland buffer from 25 ft. to 30 ft. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks.
- Label the right of way preservation area as "32.5-foot Right-of-way Preservation Area Per Hillsborough County Corridor Preservation Plan";
    - Update the site data table removing row pres. Area within 32.5 ft.
- Show the required scenic corridor buffer; and,
- Remove notations regarding "Open Space" within the preservation area."
    - Update site data open space, if included within calculation.

6.0 POSSIBLE PROPOSED CONDITIONS –IF APPROVED

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 11, 2021

1. The site shall be developed as depicted on the site plan, and subject to the conditions listed below.

2. The project shall be limited to a maximum of 18 single-family homes with a minimum lot size of 6,000 square feet, subject to the following standards.

Minimum Front Setback:	20 feet
Minimum Front Setback (Side Facing Garage):	10 feet
Minimum Front Setback (with Porches):	15 feet
Minimum Side Setback:	5 feet
Minimum Side Setback (Corner Lot abutting PD Boundary):	10 feet
Minimum Rear Setback:	20 feet
Minimum Rear Setback:	20 feet
Maximum Building Coverage (Per Lot):	60%
Minimum Building Separation:	10 feet
Minimum Lot Width	50 feet

3. The residential lot areas shall be developed where generally depicted on the site plan.

4. Building heights shall be limited to a maximum of 35 feet. An additional setback of 2 feet for every 1 foot over 20 feet in height shall be provided from required setbacks, if needed at site and development.

5. The developer shall provide a (5) five-foot wide suburban scenic corridor for all

property within folio 87350.0000 located along Bloomingdale Avenue. The subject property shall be subject to the buffering and screening requirements of Section 6.06.03.I.2.b of the Hillsborough County Land Development Code, unless specified herein.

a. The (5) five-foot suburban scenic corridor buffer shall include four 3" caliper canopy trees and four 2" caliper understory trees per 100 linear feet, and a 6-foot fence with the finished side facing Bloomindale Avenue and located behind the vegetation. The fence shall be located inside the lots adjacent to the buffer. Such scenic buffer shall be provided outside of the 32.5' wide right-of-way preservation area along Bloomingdale Ave.

6. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to 30-foot wide Conservation Area setbacks. A minimum 30' setback must be maintained around these areas which shall be designated on all future plan submittals. Land alterations are restricted in these areas.

7. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

8. The project shall be served by (and restricted to) a single access connection to Bloomingdale Ave.

9. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve 32.5 feet of right-of-way along its Bloomingdale Ave. frontage ("ROW Preservation"). Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line. The 32' ROW Preservation interim uses shall allow for stormwater retention. The Developer shall coordinate with the County for using the ROW Preservation for stormwater retention in the Bloomingdale Avenue preservation area.

10. The developer shall construct a vehicular and pedestrian stubout to its western project boundary.

11. If PD 21-0744 is approved, the County Engineer will approve a Design Exception (dated October 14, 2021) which was found approvable by the County Engineer (on November 1, 2021) for the Bloomingdale Ave. substandard road improvements. As Bloomingdale Ave. is a substandard collector roadway east of Lithia Pinecrest Rd., the developer will be required to make certain improvements to Bloomingdale Ave. consistent with the Design Exception. Specifically, the developer will be required to construct a +/- 1,300-foot-long minimum 5-foot wide sidewalk between the project's eastern boundary and the existing sidewalk terminus (located approximately 830 feet west of the project's western project boundary). No other improvements will be required along Bloomingdale Ave., except for sidewalks otherwise required along the project's frontage by Section 6.02.08 of the Hillsborough County Land Development Code (and which are included within the 1,300-foot sidewalk described above).

12. If PD 21-0744 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated October 14, 2021) from the Section 6.04.07 access spacing requirements, which was found approvable by the County Engineer (on November 1, 2021). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway and St. Cloud Ave. (to the east) to +/- 140 feet and spacing between the project driveway and the closest driveway to the west (on the south side of Bloomingdale Ave.) to +/- 160 feet.

13. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

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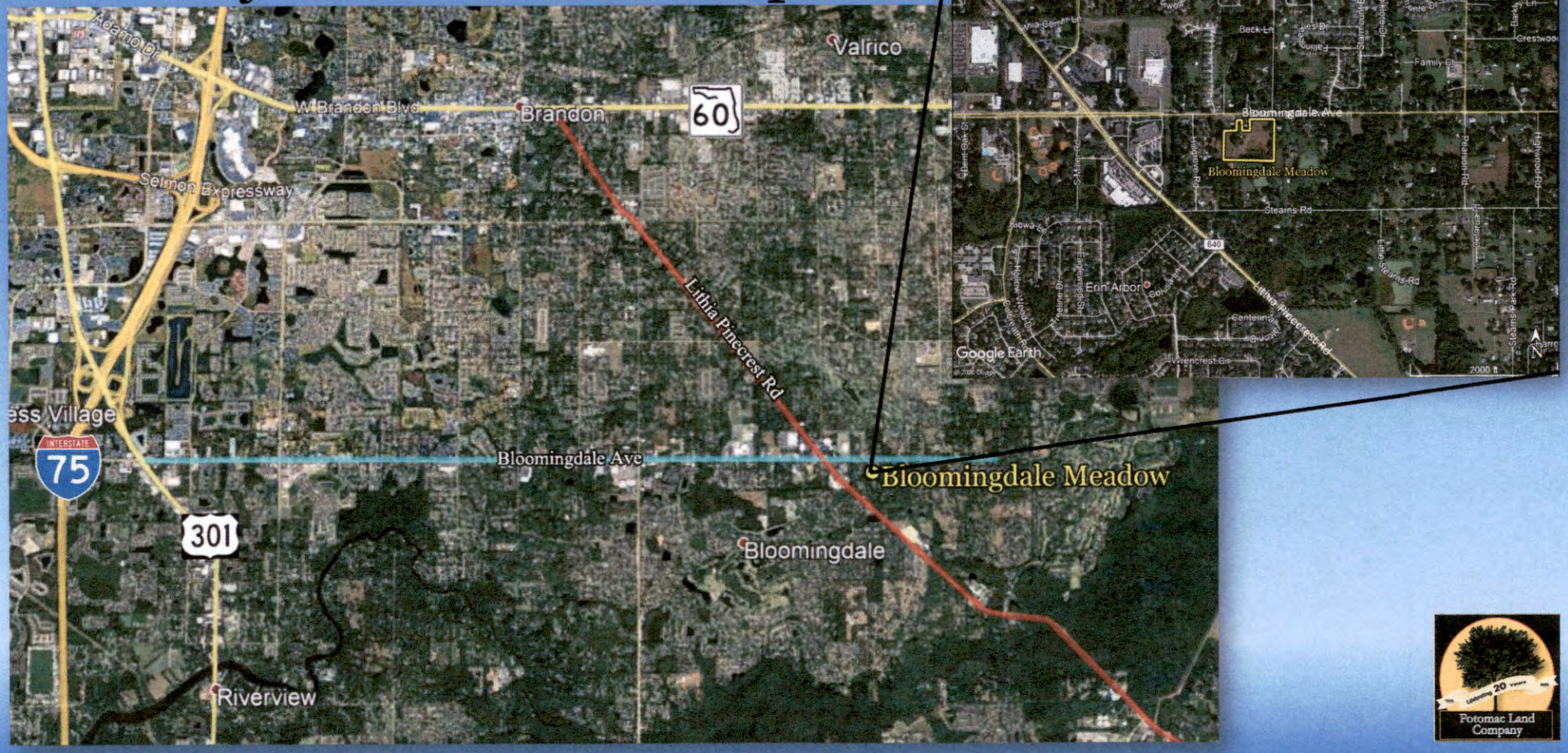
18. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

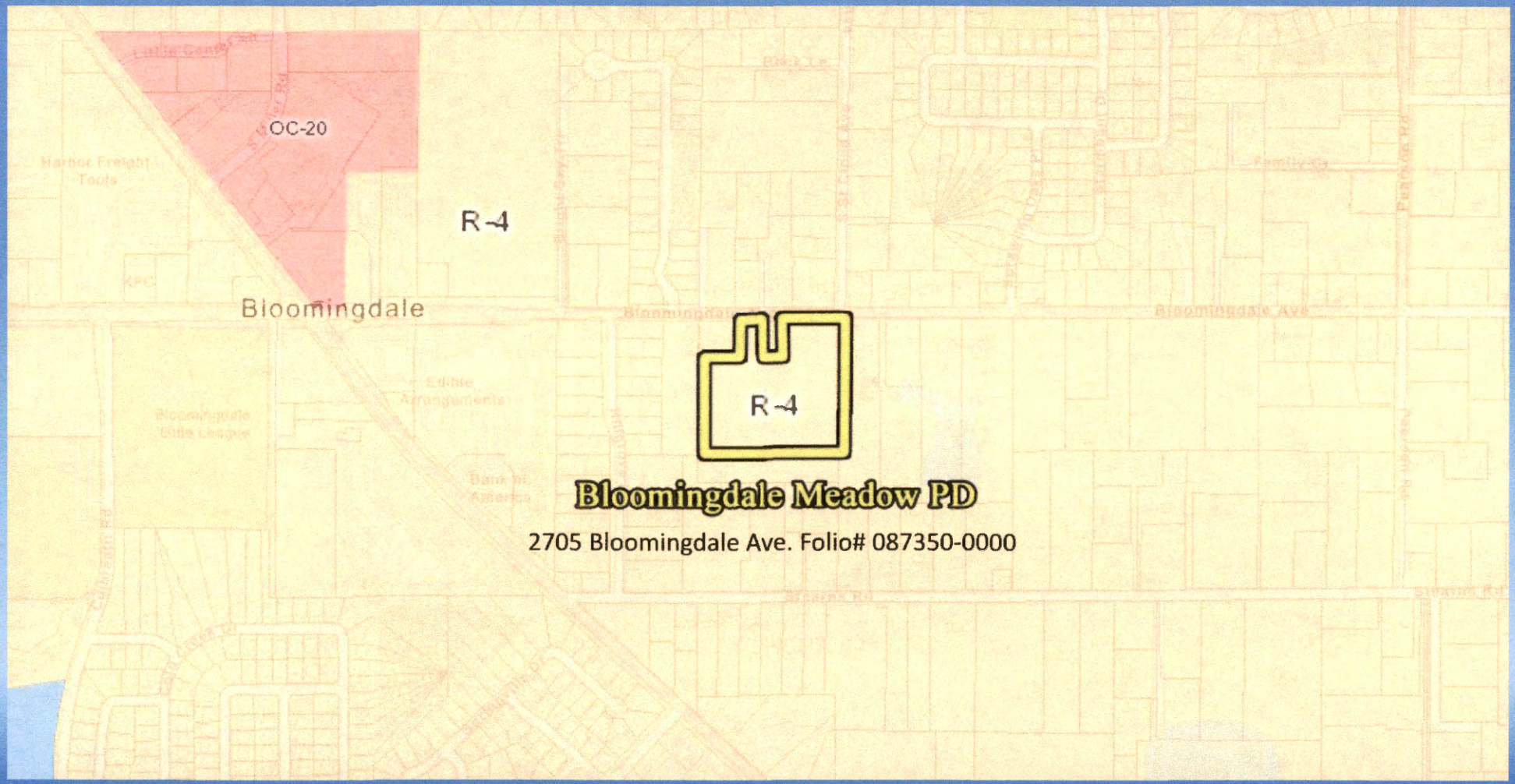
THE FRESH MARKET
Publix
SPROUTS
BayCare HealthHub
Bloomingdale Meadow
Rezoning RZ 21-0744
2705 Bloomingdale Ave. Valrico, FL 33596. 8.56 acres
January 18, 2022
Potomac Land Company
Gulf Coast Consulting, Inc.
Land Development Consulting
ENGINEERING TRANSPORTATION PLANNING PERMITTING
13825 ICOT BLVD., SUITE 605
Clearwater, Florida 33760
Phone: (727) 524-1818 Fax: (727) 524-6090
WWW.GULFCOASTCONSULTINGINC.COM

Project Location Map

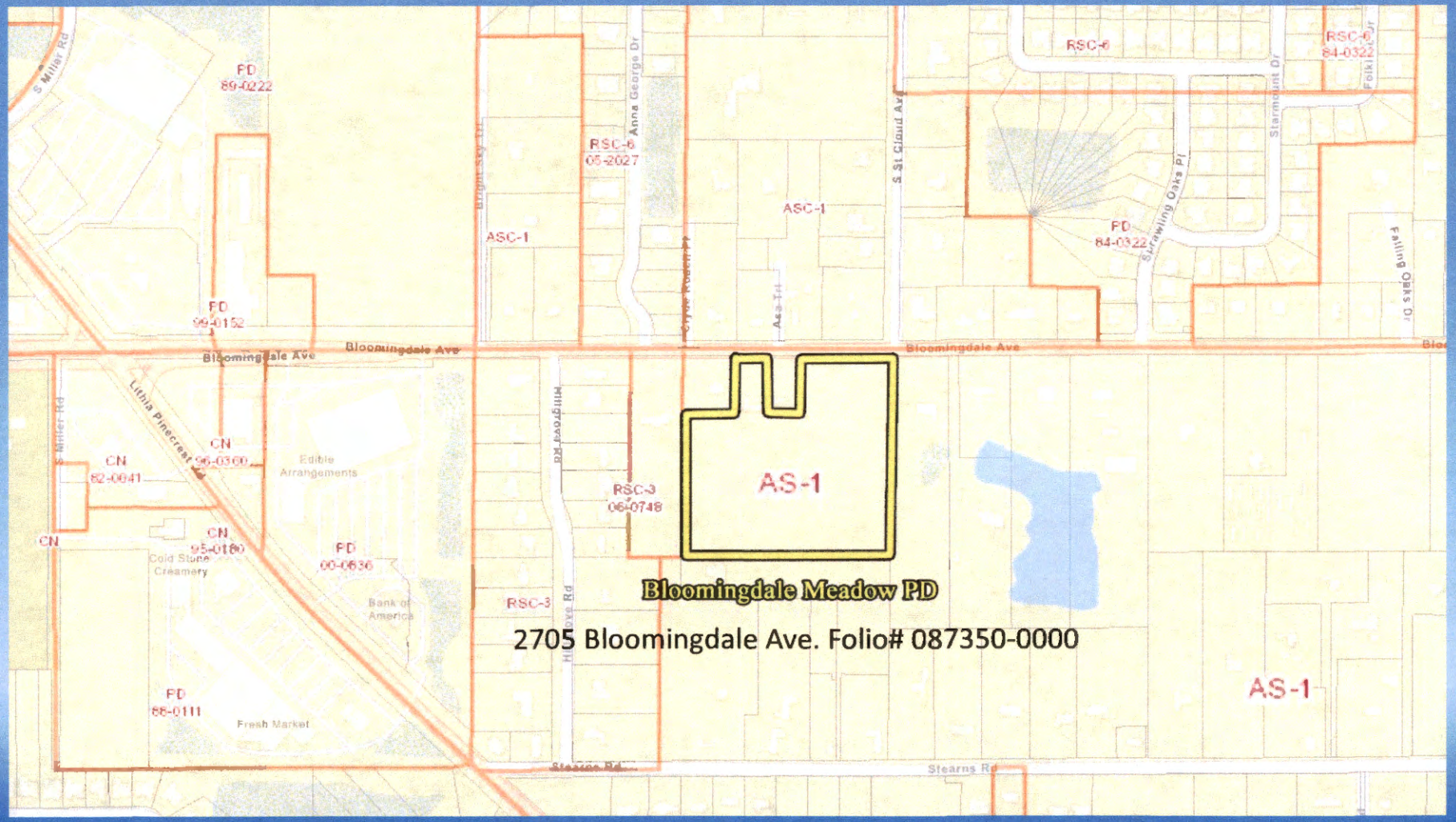


Potomac Land Company

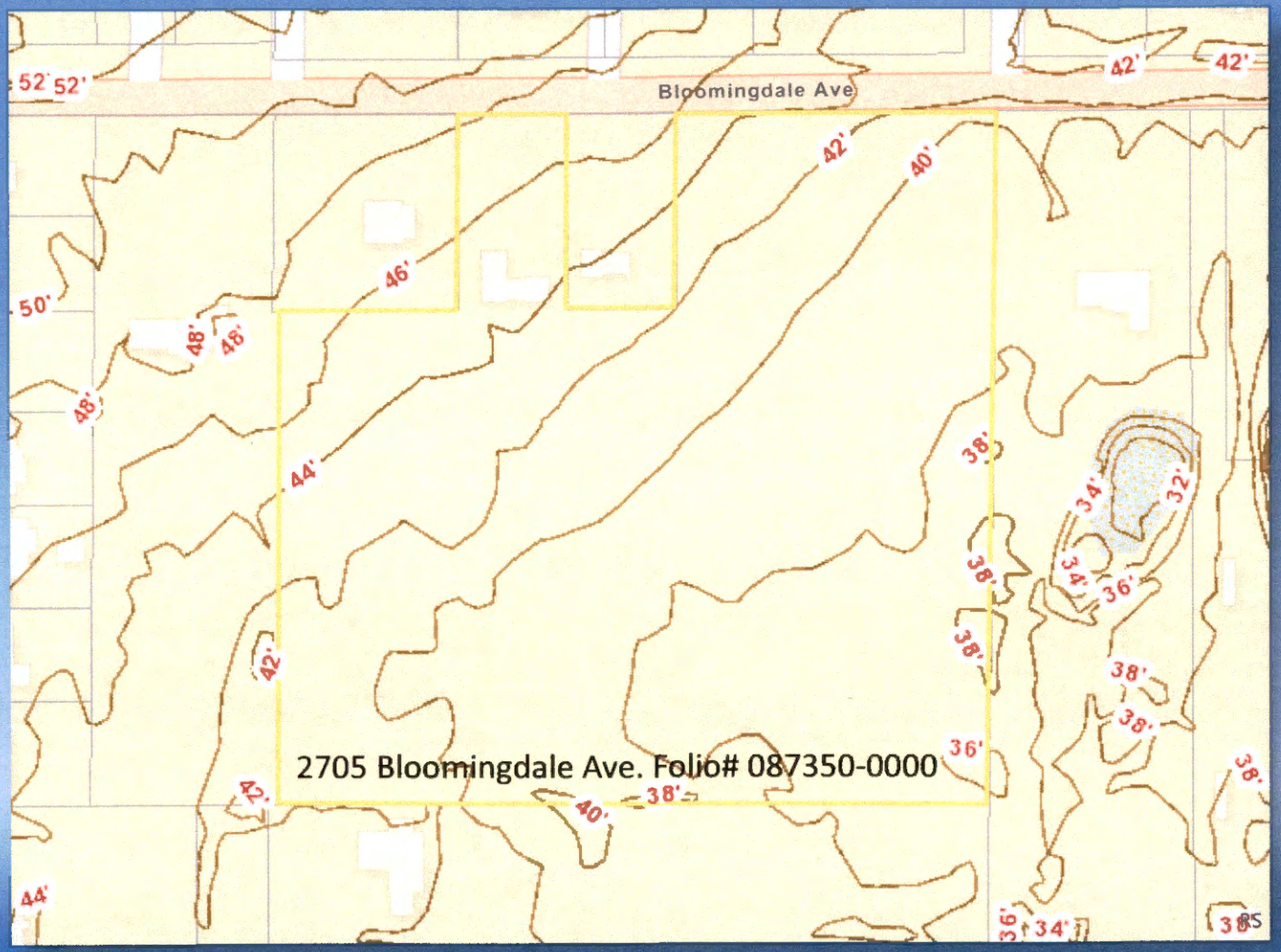
Future Land Use Map



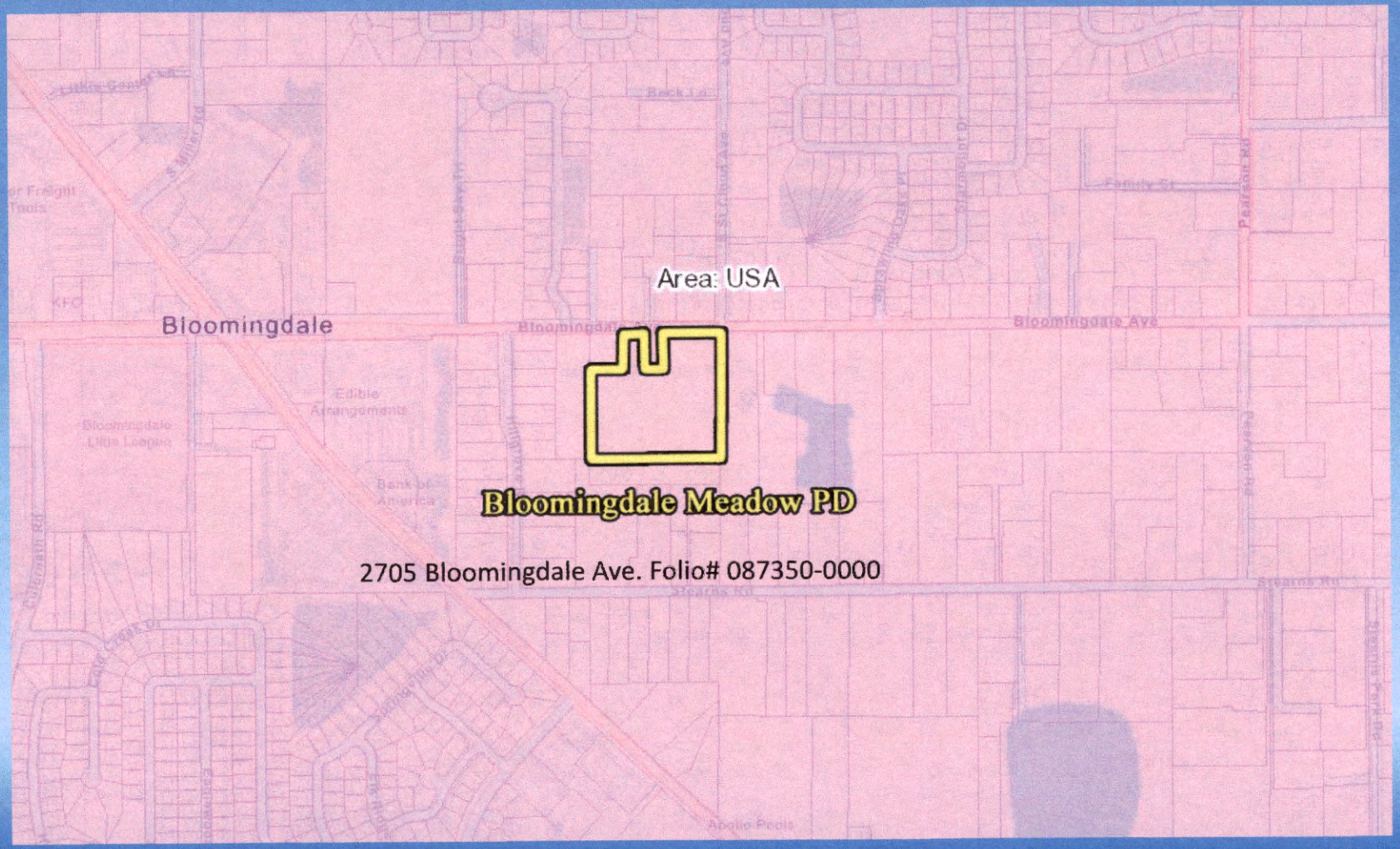
Present Zoning Map



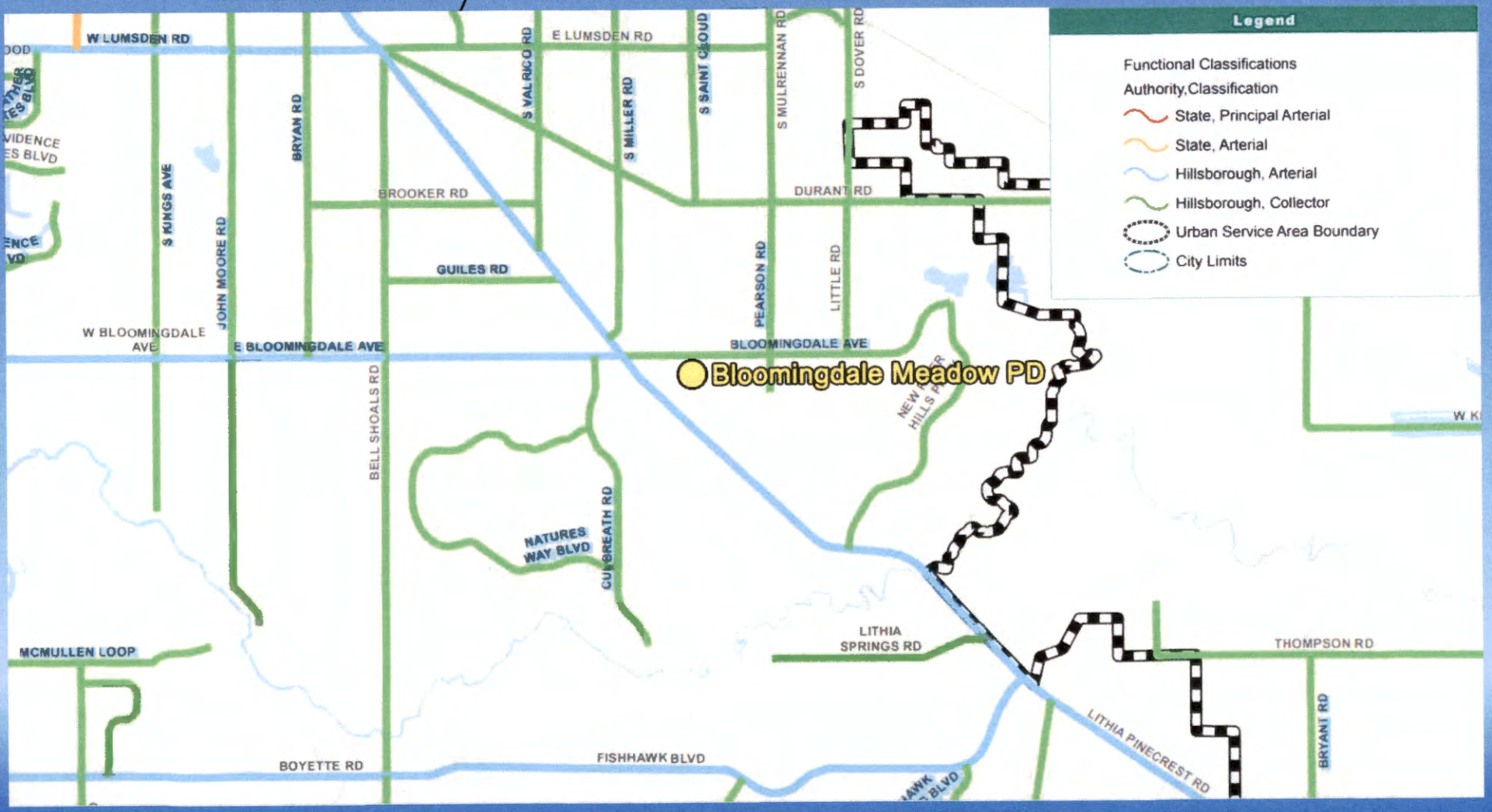
Topographic Map



Urban Service Area Map



Roadways Functional Classification



Traffic Analysis

Roadway Design Variance and Exception & PD Variances

- Administrative Variance: Bloomingdale Ave Driveway Spacing by Sean Cashen, PE Gulfcoast Consulting dated October 14, 2021; Deemed approvable by Mike Williams, County Engineer November 1, 2021.

- Design Exception: Bloomindale Ave by Sean Cashen, Gulfcoast Consulting dated October 14, 2021 includes building an additional 900' of sidewalk off site for a total 1280' of sidewalk along the South Side of Bloomingdale Ave to help with pedestrian connectivity to Lithia Pinecrest Road and BayCare Health Hub. Deemed approvable by Mike Williams, County Engineer November 1, 2021.

- PD Design Variance 1: Relief of connectivity LDC 6.02.01 to the eastern property boundary due to the dramatic elevation grade change from the proposed road to the eastern property boundary, the adverse impact to the 100 year flood plan deemed recommended and consistent by staff

- PD Design Variance 2: Relief of connectivity LDC 6.02.01 to the southern property boundary due that the proposed road all the way to the southern boundary would have a dramatic impact to the 100 flood plan and cross a classified wetland and buffer.

- PD Design Variance 3: Scenic Roadways LDC 6.06.03 reduction of the 15' landscape buffer to 5' buffer considering the site also has a 32.5' ROW Preservation requirement for the future expansion of Bloomingdale Ave. for a total of 37.5' of open space off Bloomingdale Ave. The Variance request includes enhanced landscape in the 5' of extra trees and a 6' opaque fence on the lots adjacent to the landscape buffer. Staff have given comment.

Bloomingdale Meadow Driveway Distance Exhibit

<u>Administrative Variance</u>

Bloomingdale Ave Driveway Spacing by Sean Cashen, PE Gulfcoast Consulting dated October 14, 2021; Deemed approvable by Mike Williams, County Engineer November 1, 2021.

Bloomingdale Meadow Sidewalk Improvement Exhibit

Design Exception

Bloomindale Ave by Sean Cashen, Gulfcoast Consulting dated October 14, 2021 includes building an additional 900' of sidewalk off site for a total 1280' of sidewalk along the South Side of Bloomingdale Ave to help with pedestrian connectivity to Lithia Pinecrest Road and BayCare Health Hub. Deemed approvable by Mike Williams, County Engineer November 1, 2021.

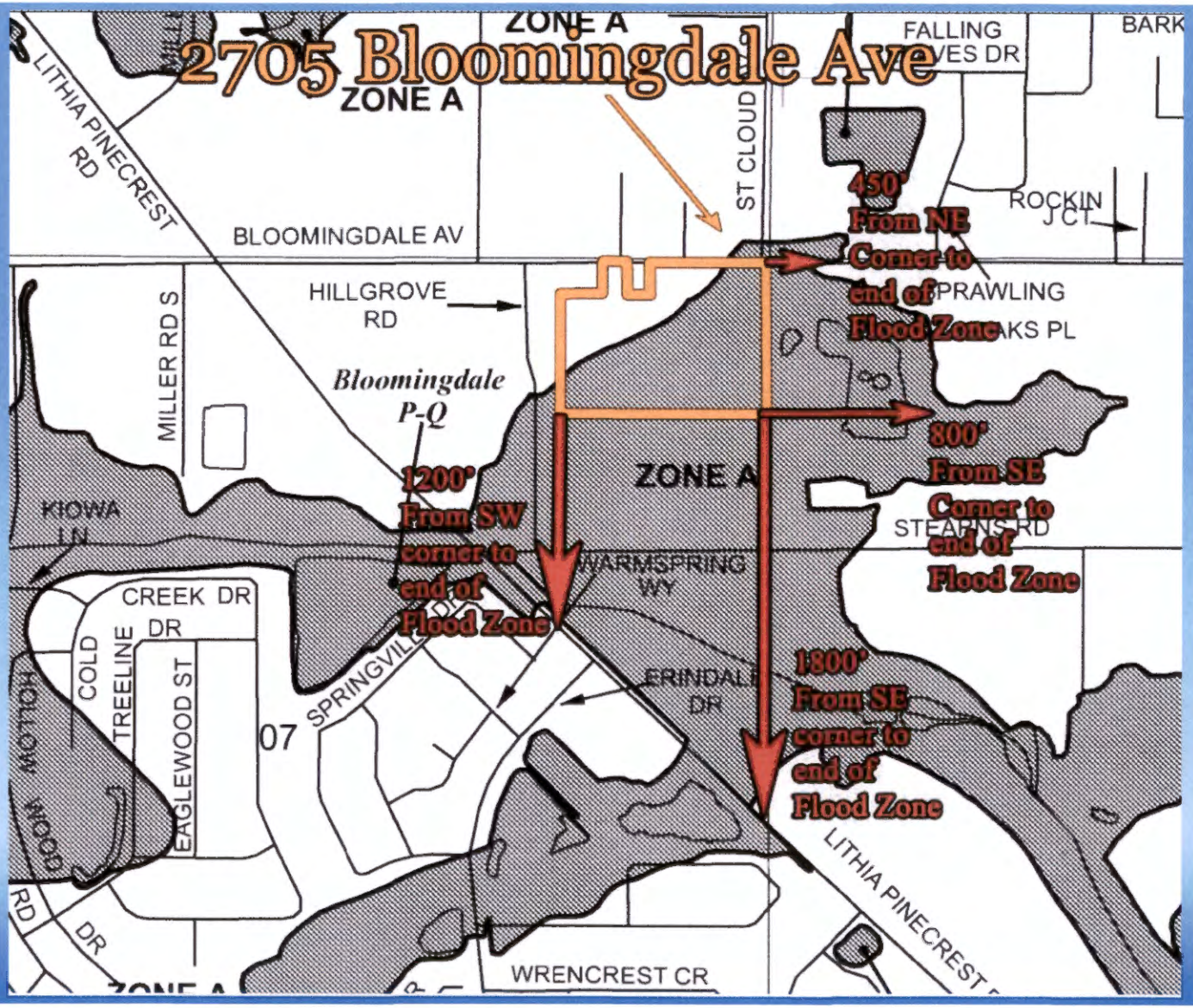
PD Design Variance Cross Access

- PD Design Variance 1: Relief of connectivity LDC 6.02.01 to the eastern property boundary due to the dramatic elevation grade change from the proposed road to the eastern property boundary, the adverse impact to the 100 year flood plan deemed recommended and consistent by staff

- PD Design Variance 2: Relief of connectivity LDC 6.02.01 to the southern property boundary due that the proposed road all the way to the southern boundary would have a dramatic impact to the 100 flood plan and cross a classified wetland and buffer.

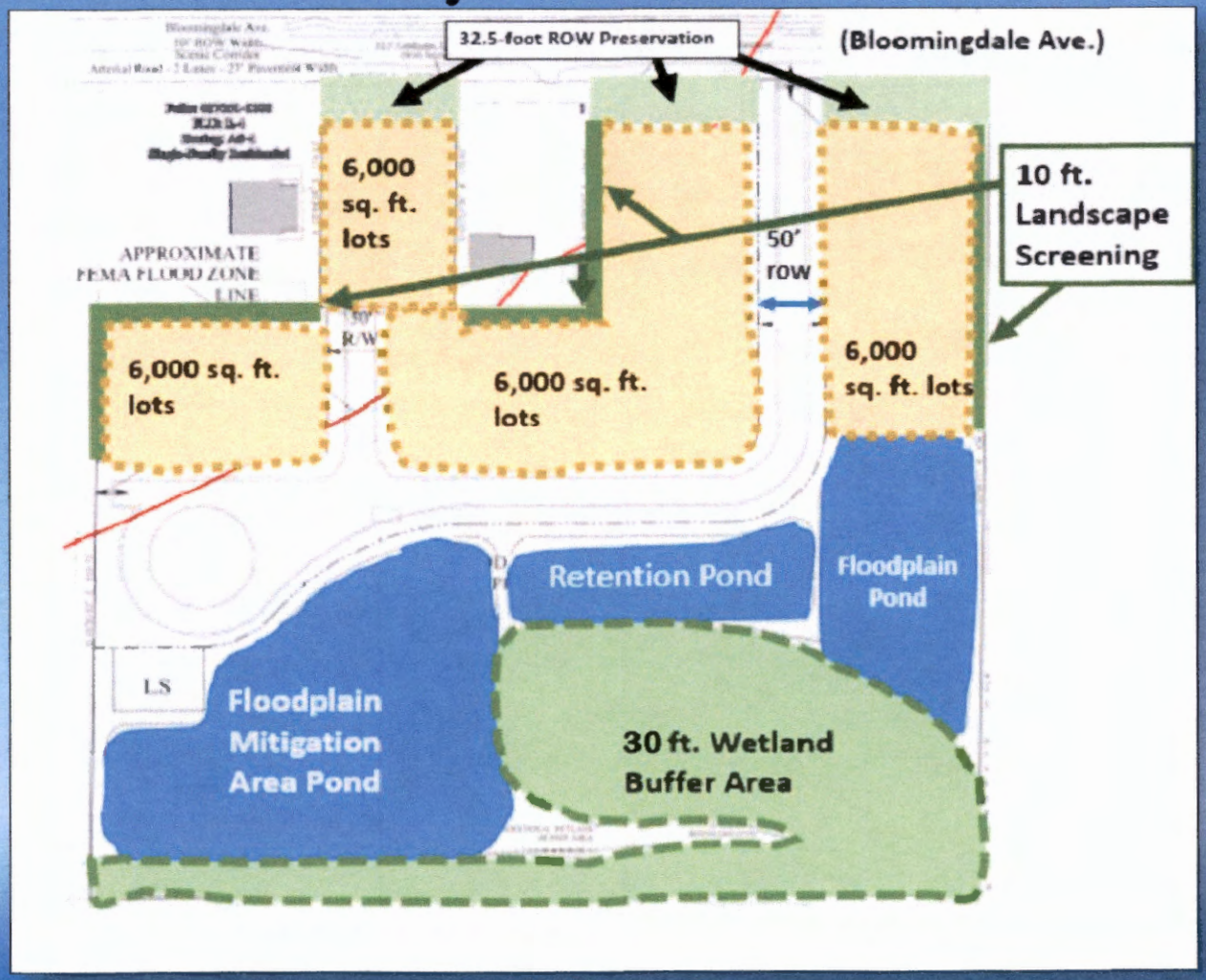
Bloomingdale Meadow Flood Zone Map

Flood Zone Area Exhibit

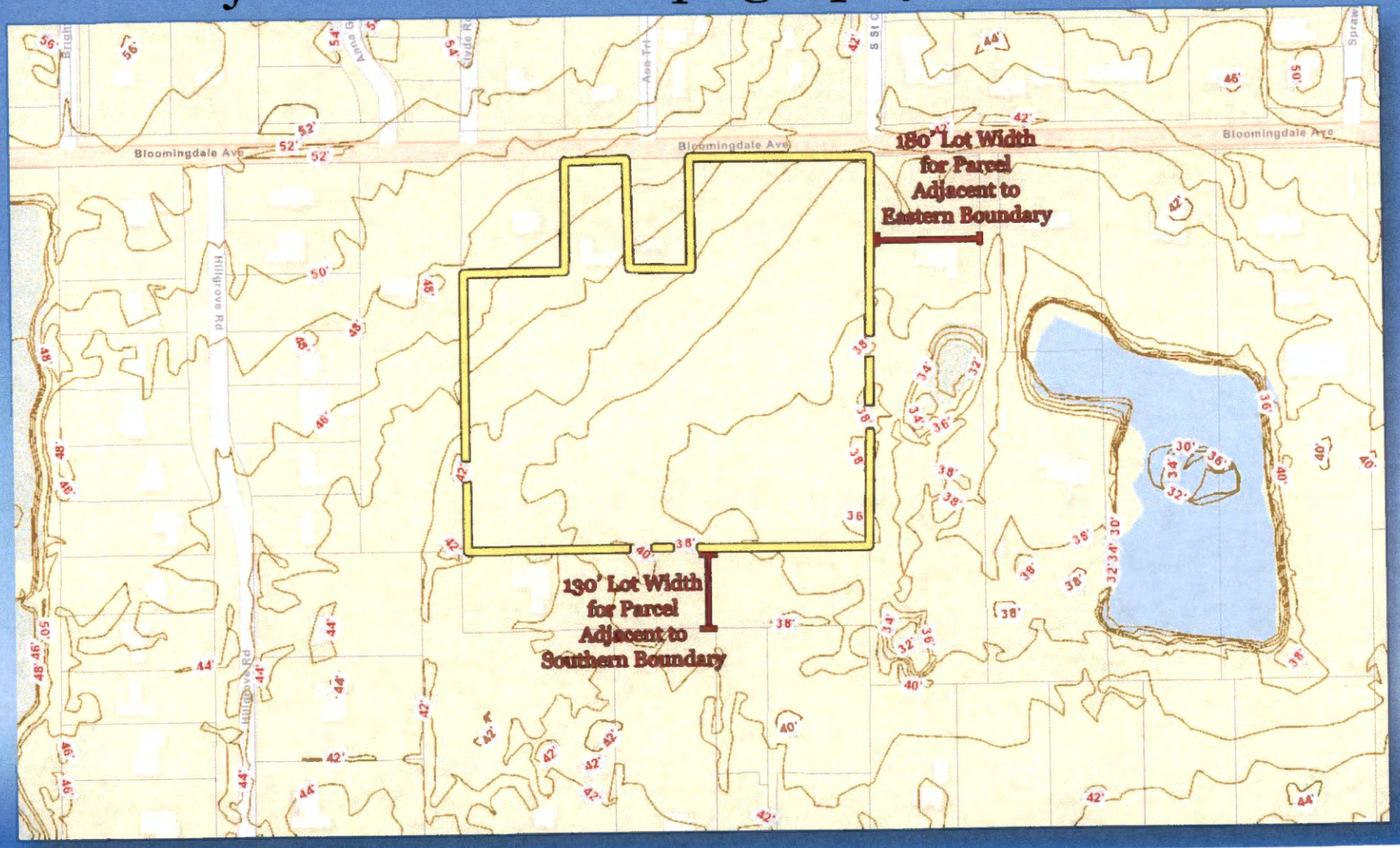


Environmentally Sensitive Area Exhibit

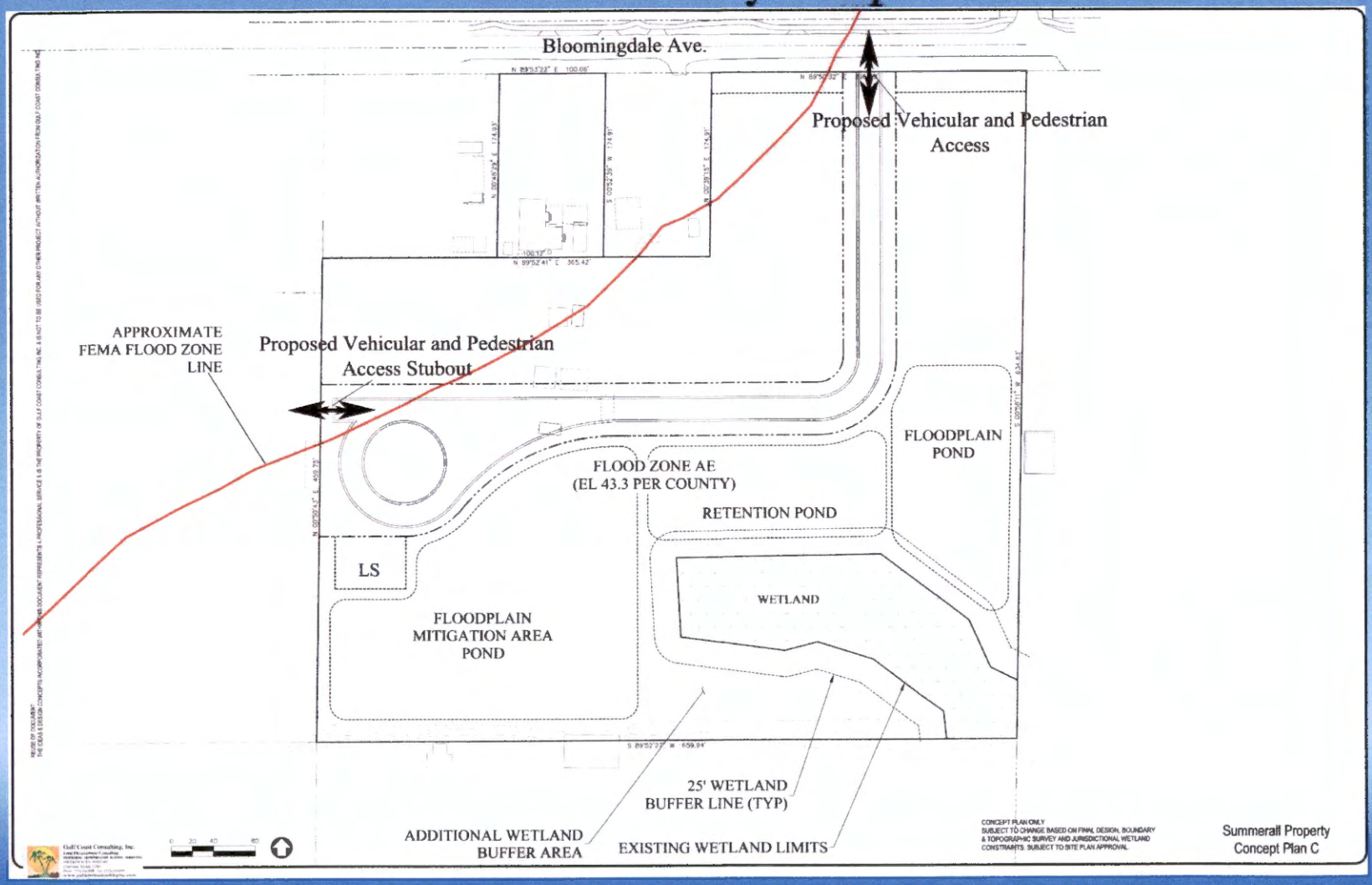
There are **Environmentally Sensitive Lands** in the amount of 0.956 acres of the property. The wetland lines and areas are depicted on the plan to show the limits of the wetlands and other surface waters delineated in accordance with Chapter 62-840 F.A.C. depict 0.956 acre of wetlands.



Adjacent Parcel Topography and Width



Connectivity Map

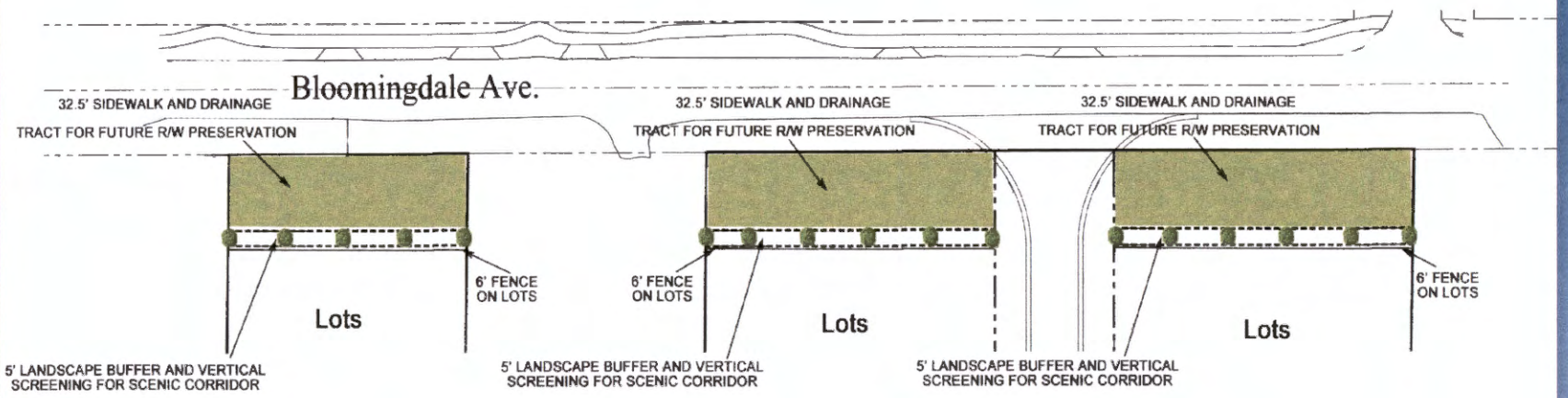


Scenic Corridor Variance

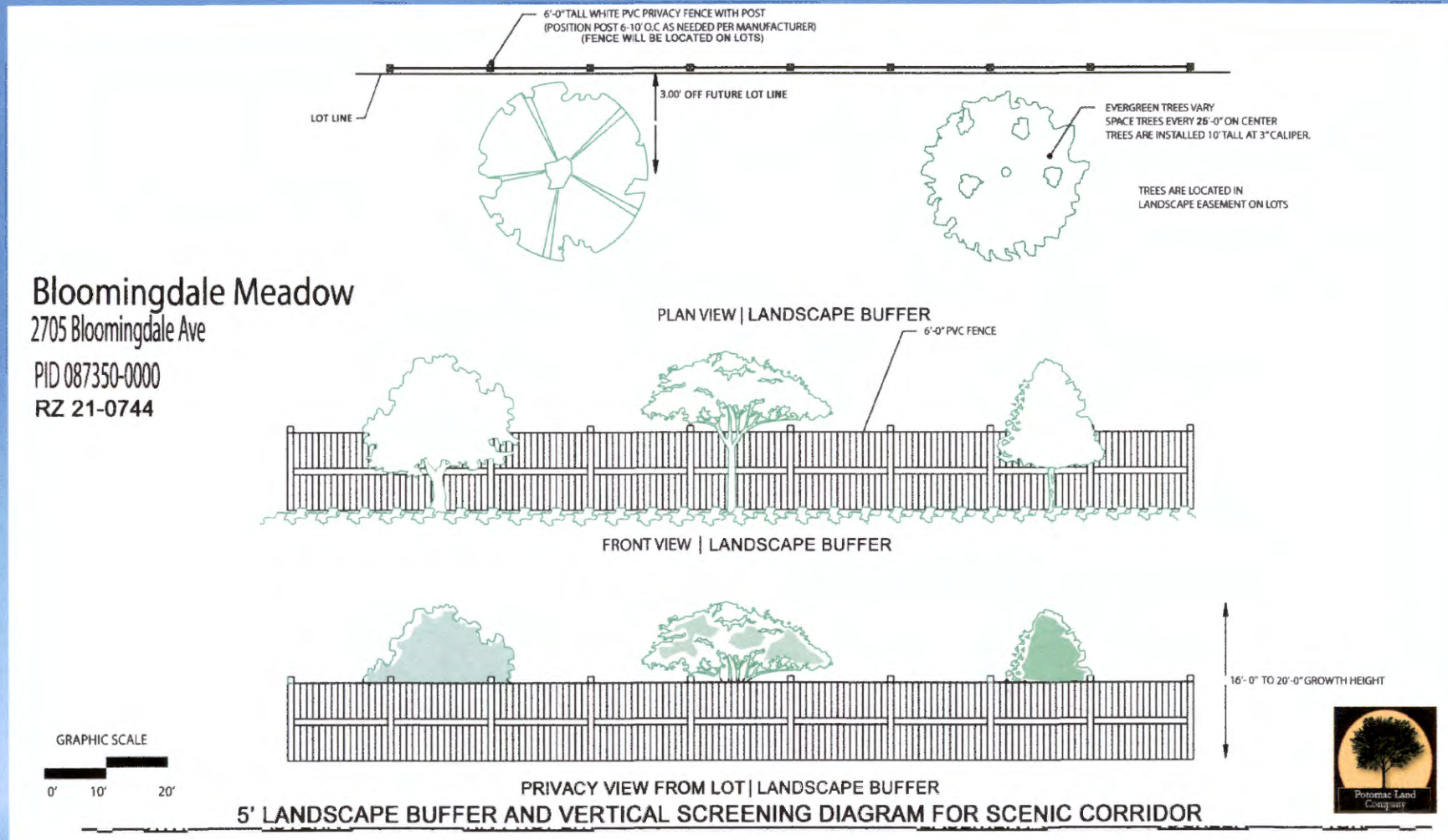
- PD Design Variance 3: Scenic Roadways LDC 6.06.03 reduction of the 15' landscape buffer to 5' buffer considering the site also has a 32.5' ROW Preservation requirement for the future expansion of Bloomingdale Ave. The Variance request includes enhanced landscape in the 5' of extra trees and a 6' opaque fence on the lots adjacent to the landscape buffer. Staff have given comment.

- 32.5’ R/W preservation corridor for Drainage, and Public Sidewalk Tract on Bloomingdale Avenue with an additional 5’ landscape buffer and Vertical Screening for the scenic corridor.

21-0744 SCENIC CORRIDOR LANDSCAPE BUFFER AND VERTICAL SCREENING EXHIBIT



- 5’ landscape buffer and Vertical Screening for the scenic corridor will include small shrubs and trees every 25’ on center located 3’ off future lot lines with a 6’ tall white PVC privacy fence (fence will be located on lots)

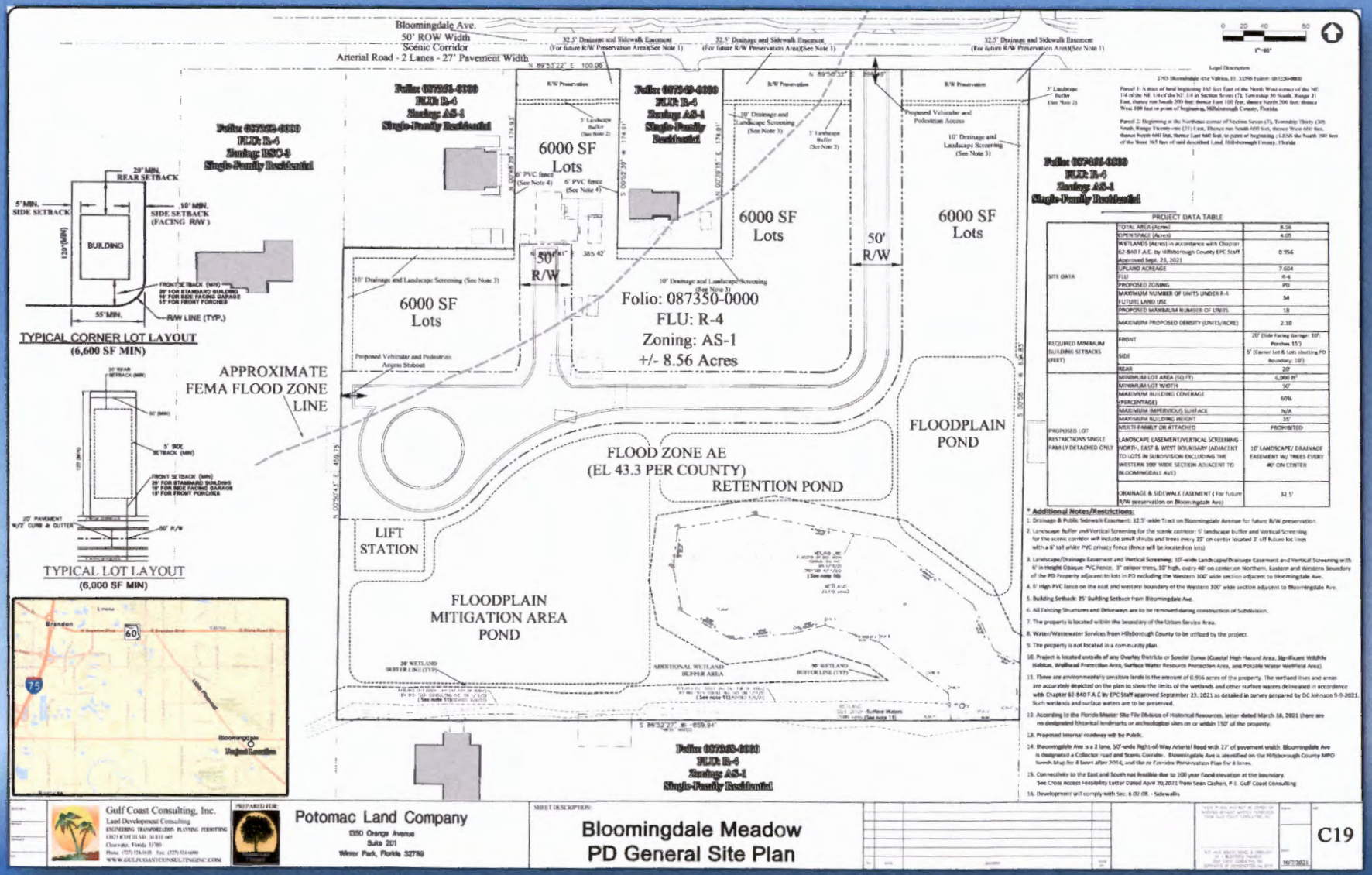


General Site Plan

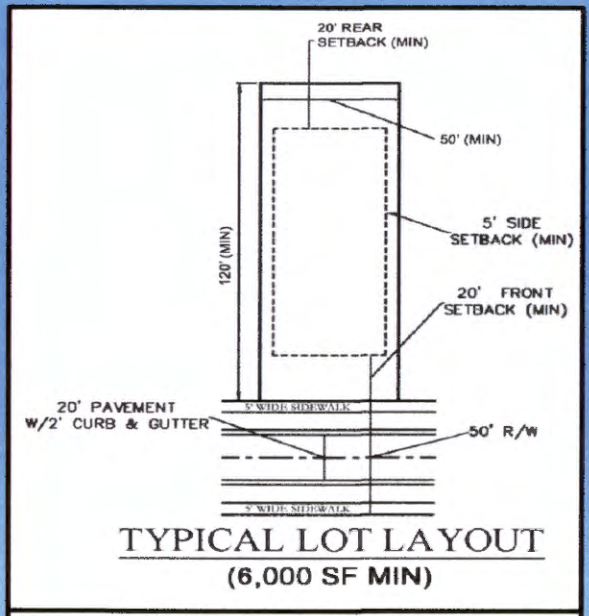
- 18 Proposed Single-Family Lots

- 6000 SF Min Lot Size Throughout Site

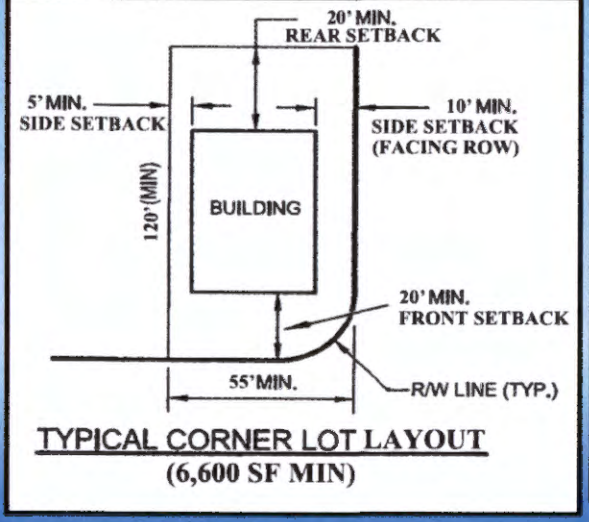
- Vertical Landscape Screening on Northern, Eastern and Western Boundary of the PD Property adjacent to lots in PD excluding Western 100' adjacent to Bloomingdale Ave.



Project Data Table & Lot Layouts



TYPICAL LOT LAYOUT
(6,000 SF MIN)

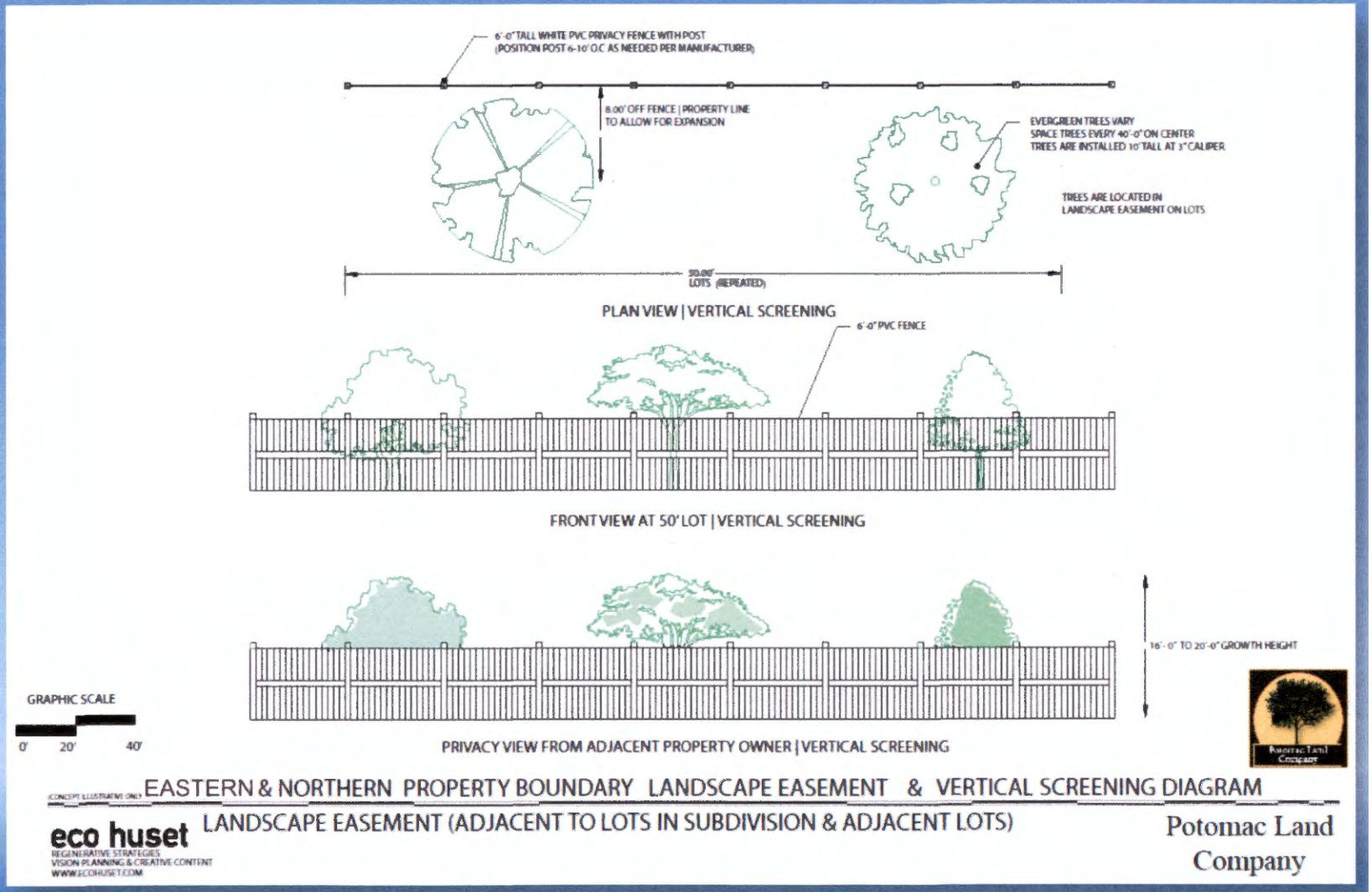


TYPICAL CORNER LOT LAYOUT
(6,600 SF MIN)

PROJECT DATA TABLE		
SITE DATA	TOTAL AREA (Acres)	8.56
	OPEN SPACE (Acres)	4.05
	WETLANDS (Acres) in accordance with Chapter 62-840 F.A.C. by Hillsborough County EPC Staff Approved Sept. 23, 2021	0.956
	UPLAND ACREAGE	7.604
	FLU	R-4
	PROPOSED ZONING	PD
	MAXIMUM NUMBER OF UNITS UNDER R-4 FUTURE LAND USE	34
	PROPOSED MAXIMUM NUMBER OF UNITS	18
	MAXIMUM PROPOSED DENSITY (UNITS/ACRE)	2.10
REQUIRED MINIMUM BUILDING SETBACKS (FEET)	FRONT	20' (Side Facing Garage: 10'; Porches 15')
	SIDE	5' (Corner Lot & Lots abutting PD Boundary: 10')
	REAR	20'
PROPOSED LOT RESTRICTIONS SINGLE FAMILY DETACHED ONLY	MINIMUM LOT AREA (SQ FT)	6,000 ft^2
	MINIMUM LOT WIDTH	50'
	MAXIMUM BUILDING COVERAGE (PERCENTAGE)	60%
	MAXIMUM IMPERVIOUS SURFACE	N/A
	MAXIMUM BUILDING HEIGHT	35'
	MULTI-FAMILY OR ATTACHED	PROHIBITED
	LANDSCAPE EASEMENT/VERTICAL SCREENING - NORTH, EAST & WEST BOUNDARY (ADJACENT TO LOTS IN SUBDIVISION EXCLUDING THE WESTERN 100' WIDE SECTION ADJACENT TO BLOOMINGDALE AVE)	10' LANDSCAPE/ DRAINAGE EASEMENT W/ TREES EVERY 40' ON CENTER
	DRAINAGE & SIDEWALK EASEMENT (For future R/W preservation on Bloomingdale Ave)	32.5'

Vertical Landscape Screening

- 10' wide Landscape/Drainage Easement and Vertical Screening with 6' High opaque PVC fence with 3" caliper trees every 40' on center on Northern, Eastern and Western Boundary of the PD Property adjacent to lots in PD excluding Western 100' adjacent to Bloomingdale Ave.

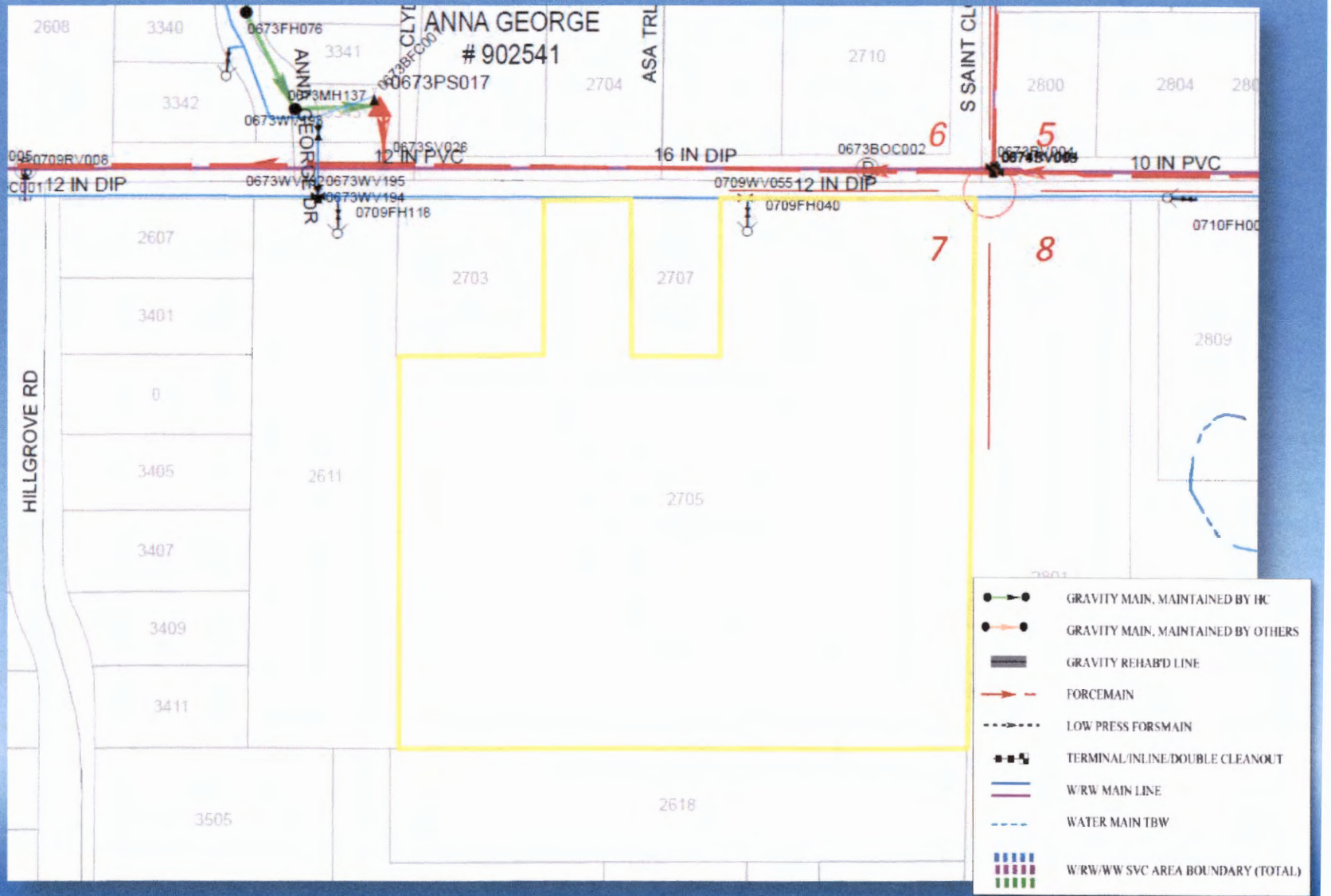


Color Concept Plan

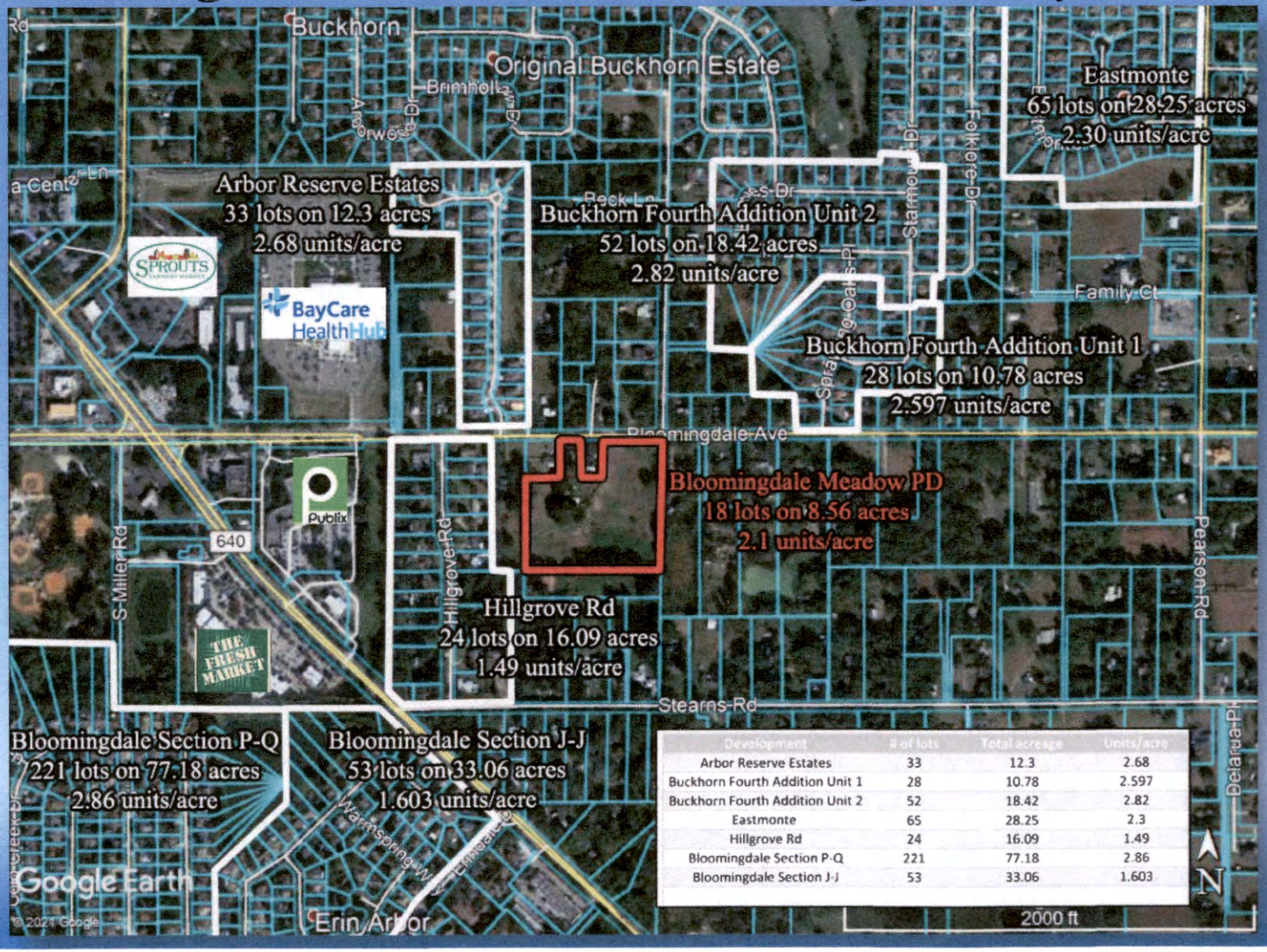
This is a Concept Plan only and is subject to change based on final Design Plan

Utilities Map

-Project is adjacent to a 12" Forcemain, 12" W/RW Main Line, and 16" W/WR Main Line



Bloomingdale Meadow Surrounding Density Exhibit



Development	# of lots	Total acreage	Units/acre
Arbor Reserve Estates	33	12.3	2.68
Buckhorn Fourth Addition Unit 1	28	10.78	2.597
Buckhorn Fourth Addition Unit 2	52	18.42	2.82
Eastmonte	65	28.25	2.3
Hillgrove Rd	24	16.09	1.49
Bloomingdale Section P-Q	221	77.18	2.86
Bloomingdale Section J-J	53	33.06	1.603

Bloomingdale Meadow Site Area Breakdown Exhibit

Total Open Space Area (4.05 Acres)

Wetland Area (0.956 Acres)

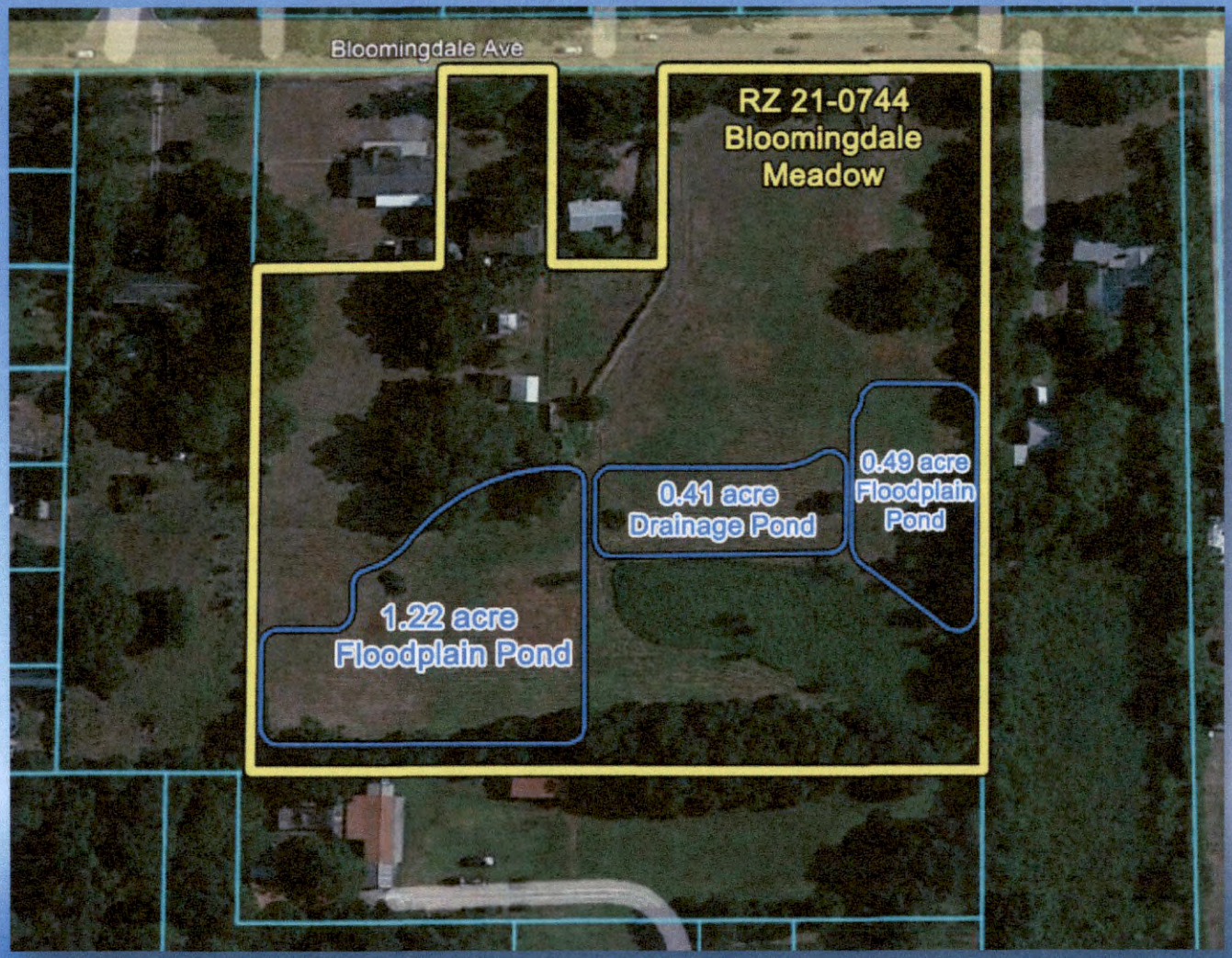
Drainage Retention & Floodplain Mitigation Area (2.12 Acres)

Remaining Open Space (0.971 Acres)

Percentage of Total Site Area Allocated to Open Space:
4.05/8.56 = 0.473 or 47.3%

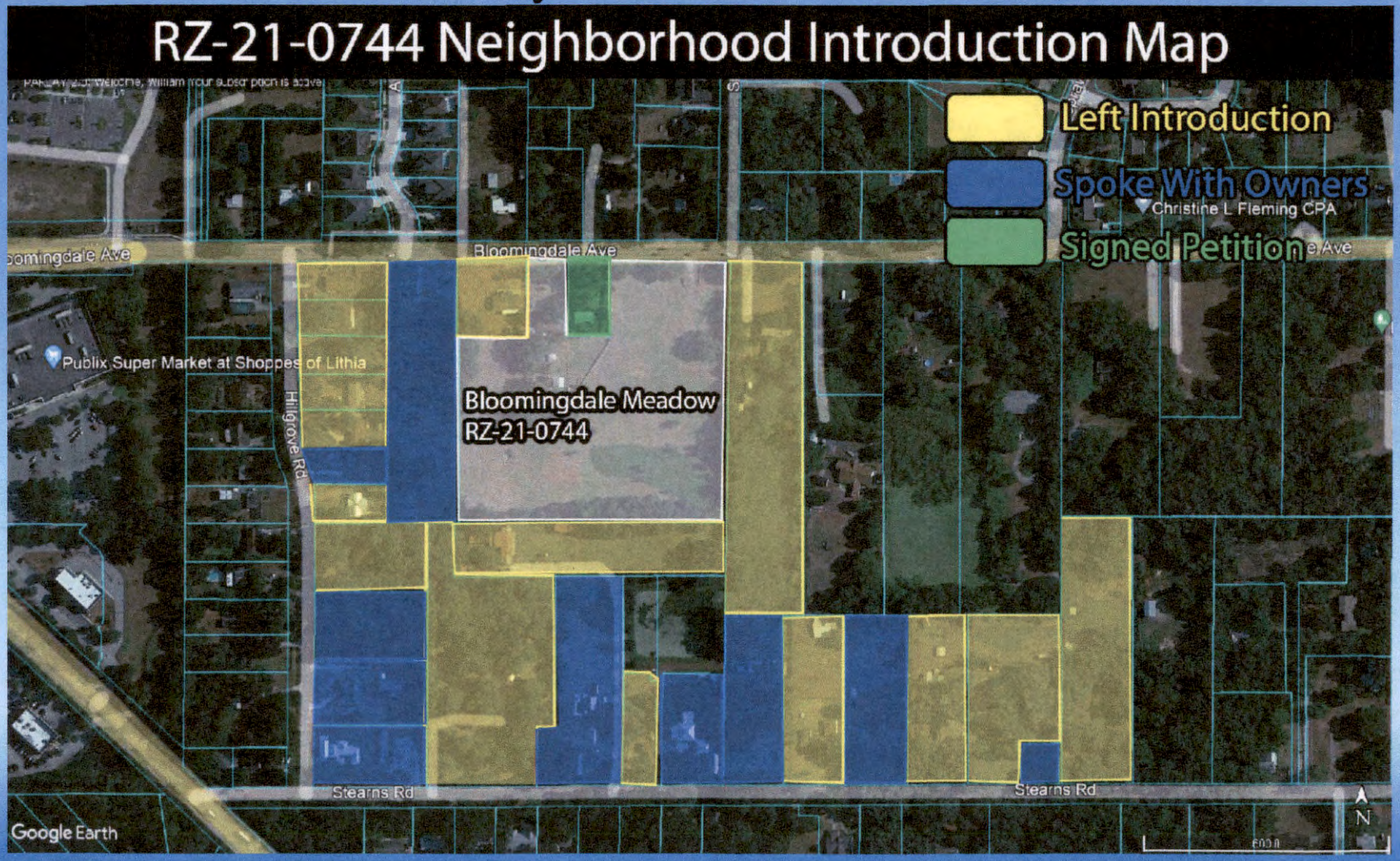
Bloomingdale Meadow Floodplain Mitigation and Drainage Area Exhibit

- The 8.56 acre site Will have 2.12 acres of Floodplain Mitigation and Drainage Retention Ponds covering 24.7% of the total site area.



Community Outreach

Community Outreach Continued



Neighboring Amenities Exhibit

Including:

- BayCare Health Hub
- Sprouts
- Publix
- The Fresh Market

Along with many other shops and services.

Petition of Support for RZ-21-0744 at 2705 Bloomingdale Ave. Valrico, FL 33596 Bloomingdale Meadow RZ-PD 21-0744

Petition summary and background Action petitioned for	For the Petitioned Property located at 2705 Bloomingdale Ave. Valrico, FL 33596. We the abutting or adjacent owners have reviewed the Proposed PD minimum 6,000 square foot lots with most lot dimensions of 50' x 120' lot and support and petition Hillsborough County to take such action to approve the RZ-PD-21-0744 with the following conditions:
Conditions:	1.) The additional restrictions contained in RZ-PD 21-0744 including: 2.) Landscape/Drainage Easement and Vertical Screening: 10' wide Landscape/Drainage Easement and Vertical Screening with 6' in height Opaque PVC Fence, 3" caliper trees, 10' high, every 40' on center, on Northern, Eastern and Western Boundary of the PD Property adjacent to lots in PD excluding the Western 100' wide section adjacent to Bloomingdale Ave. 3.) 5' Landscape & Drainage Easement with Type B Landscaping (32' Future ROW Preservation along Bloomingdale Ave.) 4.) All Waivers and Variances Requested

Printed Name	Signature	Property Address	Comment	Date
Aleta Linville	Aleta Linville	2707 Bloomingdale Ave		1/14/2022

PARTY OF RECORD

From:	formstack@hillsboroughcounty.org
To:	Commissioner District 4
Subject:	(WEB mail) - Development
Date:	Friday, June 25, 2021 2:57:51 PM

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

4 | Commissioner Stacy White (District 4)

Date and Time Submitted: Jun 25, 2021 2:57 PM

Name: Irene Fluty

Address: 3324 Stonebridge Trail
Valrico, FL 33596

Phone Number: (813) 352-1721

Email Address: gr8red67@aol.com

Subject: Development

Message: 8/acres of land on Bloomingdale Ave in Valrico. 2 lane road, flood zone in much need of repair. Road is clogged at all times, especially since the new Bay Care facility across from Publix. We need hep with traffic, not wanting more. Please help STOP the rezoning for this development.

828322486

Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_6) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/14.1.1 Safari/605.1.15

Lampkin, Timothy

From: Lampkin, Timothy
Sent: Monday, July 19, 2021 3:23 PM
To: IRENE FLUTY
Subject: RE: Development 21-0744

Good afternoon,

The applicant is proposing up to a maximum of 18 homes. If you have any additional questions, please feel free to call me.

Stay well,

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

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

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

-----Original Message-----
From: IRENE FLUTY <gr8red67@aol.com>
Sent: Monday, July 19, 2021 3:12 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Re: Development 21-0744

[External]

Can you tell me how many homes would be built if it's rezoned?

Sent from my iPhone

> On Jul 19, 2021, at 11:45 AM, Lampkin, Timothy <LampkinT@hillsboroughcounty.org> wrote:
>
> Good morning,

>
> Please note, the Rezoning Hearing Master (RHM) meeting for RZ PD 21-0744 has been continued to Sept. 13, 2021. If you have any additional questions, don't hesitate to call.
>
>
> Stay well,
>
> Tim Lampkin, AICP
> Senior Planner
> Community Development Section
> Development Services Department
>
> Mobile: (813) 564-4673
> E: LampkinT@hillsboroughcounty.org
> W: HCFLGov.net
>
> Hillsborough County
> 601 E. Kennedy Blvd., Tampa, FL 33602
>
> Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe
>
>
>
> Please note: All correspondence to or from this office is subject to Florida's Public Records law.
>
>
> -----Original Message-----
> From: Norris, Marylou <NorrisM@hillsboroughcounty.org>
> Sent: Sunday, July 18, 2021 10:49 PM
> To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
> Cc: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>; Rome, Ashley <RomeA@hillsboroughcounty.org>
> Subject: FW: Development 21-0744
> Importance: High
>
> Please see email below and respond.
>
> Thank you,
> Marylou Norris
> Administrative Specialist
> Community Development Section
> Development Services Department
>
>
> P: (813) 276-8398
> E: NorrisM@HCFLGov.net
> W: HCFLGov.net
>
> Hillsborough County
> 601 E. Kennedy Blvd., Tampa, FL 33602
>
> Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe
>

>
>
> Please note: All correspondence to or from this office is subject to Florida's Public Records law.
>
> -----Original Message-----
> From: IRENE FLUTY <gr8red67@aol.com>
> Sent: Saturday, July 17, 2021 12:04 PM
> To: Norris, Marylou <NorrisM@hillsboroughcounty.org>
> Subject: Development 21-0744
>
> [External]
>
>
> I tried to email LampkinT@HillsboroughCounty.org but it would not recognize the address and would not send. I am trying to obtain information on a proposed development before the meeting on July 6.
>
> In Mr. MacDonald's absence, he put the ball in your court.
>
> Sent from my iPhone
>
>
>
> This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.
>
>

This email is from an EXTERNAL source and did not originate from a Hillsborough County email address. Use caution when clicking on links and attachments from outside sources.

Lampkin, Timothy

From: Lampkin, Timothy
Sent: Wednesday, August 11, 2021 5:53 PM
To: Marie Dela
Subject: 21-0744 - Party of Record

Good Afternoon Marie Dela,

Thank you for contacting Hillsborough County.

Please verify these application numbers when you see the signs.

You can attend the hearings 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, or present it at the hearing. If you choose to participate in the hearings virtually, please follow the next link to register, HCFLGov.net/SpeakUp. With respect to acquiring information regarding process participation, I will be your contact for this

Also, for your convenience, please be aware that the staff reports and all application records may be viewed on our website and we have included the directions to access the information below (***PGM Store Instructions***).

PGM Store Instructions:
To review all application records on our website please turn off your Pop-Up Blocker before you log in. Click on the next link **hcflgov.net/pgmstore**. 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 21-0744.**

Please feel free to call me, if you have any questions.

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

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: 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: Marie Dela <mariellladelarua@gmail.com>
Sent: Wednesday, August 11, 2021 5:35 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: application no. 21-0744

External email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi. I live close to the property above and am very concerned they will be developing such small parcels in this area. Flooding is getting worse, traffic is horrible the way they have planned all the new turning lanes needed is rather dangerous. Some spots you are coming head on with another car while waiting to make a turn.

What can be done if anything? Help, please advise.

--
Mariella De La Rua

Tire Trade Int.
954 850-1901

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Rome, Ashley

From: Hearings
Sent: Wednesday, October 6, 2021 4:16 PM
To: Timoteo, Rosalina; Rome, Ashley
Subject: FW: Opposition Letter for Project number 21-0744

FYI

Marylou Norris
Administrative Specialist
Community Development Section
Development Services Department

P: (813) 276-8398
E: NorrisM@HCFLGov.net
W: HCFLGov.net

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

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

From: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Sent: Wednesday, October 6, 2021 3:58 PM
To: D B <DebbieOTR@live.com>
Cc: Zoning Intake-DSD <ZoningIntake-DSD@hillsboroughcounty.org>; Hearings <Hearings@HillsboroughCounty.ORG>
Subject: RE: Opposition Letter for Project number 21-0744

Good afternoon:

Thank you for contacting Hillsborough County. 21-0744 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, 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.

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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 21-0744.

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
_____
Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: 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: D B <DebbieOTR@live.com>
Sent: Wednesday, October 6, 2021 2:51 PM

To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Opposition Letter for Project number 21-0744

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

Dear Mr. Lampkin, Case Planner for Rezoning project number 21-0744.

This email is **Notice of Opposition to the Proposed Rezoning Project Number 21-0744 at the address of 2705 Bloomingdale Ave, Valrico Fla 33596**

As a property owner in the area , I do hereby request that the pending application mentioned here be denied for some of the following reasons:

The property in question is currently zoned for AS-1 Agricultural Single Family. Another cramped community is just not needed in this area. I'm not opposed to homes being built with the current zoning because anybody who has been to or near our neighborhood knows; " if you build it they will come" and for some time has been one of the most sought after locations by both individuals and families seeking residential property because of the current neighborhood and community character ***as it is zoned now at AS-1.***

We have already experience excessive large volume residential growth infringing on our community with the currently active construction at our backdoors at 4600 block of Little Road called Homes by WestBay at Ridgewood Estates. ***Isn't it is the goal of the Planning Commission to preserve existing neighborhoods? I moved into this area because I Choose to live this way , not live in a congested community. And the county is slowly taking all that away!***

Last but not least**, the area in question in in a flood zone**. The county map says minimal flooding but I have lived near this property since 2015 and almost every year this property has completely flooded the surrounding areas and the water floods out onto Bloomingdale Ave.

Please DO NOT rezone this property to allow multiple homes on each acre, Single family construction Still Fits with this area and community.

Respectfully,

Debbie Burnett
3446 Parrish Ridge Lane
Valrico Fla 33596

Rome, Ashley

From: Hearings
Sent: Thursday, October 7, 2021 8:18 AM
To: Timoteo, Rosalina; Rome, Ashley; Lampkin, Timothy
Subject: FW: Opposition to Proposed rezoning of Project Number 21-0744

From: D B <DebbieOTR@live.com>
Sent: Wednesday, October 6, 2021 5:22 PM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: Opposition to Proposed rezoning of Project Number 21-0744

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

October 6 2021

Dear Mr. Lampkin, Case Planner for Rezoning project number 21-0744.

This email is **Notice of Opposition to the Proposed Rezoning Project Number 21-0744 at the address of 2705 Bloomingdale Ave, Valrico Fla 33596**

As a property owner in the area , I do hereby request that the pending application mentioned here be denied for some of the following reasons:

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Please DO NOT rezone this property to allow multiple homes on each acre, Single family construction Still Fits with this area and community.

Respectfully,

Debbie Burnett

3446 Parrish Ridge Lane
Valrico Fla 33596

Rome, Ashley

From: Lampkin, Timothy
Sent: Thursday, October 7, 2021 8:48 AM
To: Rome, Ashley
Subject: FW: Opposition

Good morning Ashley,

Please upload into Party of Record for 21-0744.

Thank you! Tim

-----Original Message-----
From: IRENE FLUTY <gr8red67@aol.com>
Sent: Monday, October 4, 2021 7:12 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Opposition

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

I am opposed to project
RZ 21-0744, the proposed rezoning for the 18 lot subdivision on Bloomingdale Ave. in Valrico.

Our road leading to River Hills is packed with traffic at all hours, plus the road itself is in bad shape.

Give us a break. Somebody say no, PLEASE.

Sent from my iPhone

Rome, Ashley

From: Norris, Marylou
Sent: Monday, September 13, 2021 9:02 AM
To: Timoteo, Rosalina; Mason, Carmen; Rome, Ashley; Lampkin, Timothy; Beachy, Stephen
Subject: FW: Bloomingdale and Pearson Zoning Applications

Importance: High

From: Kim Hollingsworth <Kim.Hollingsworth@hyland.com>
Sent: Sunday, September 12, 2021 8:46 PM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Subject: Bloomingdale and Pearson Zoning Applications
Importance: High

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

Hi Maricela,

How do I protest / petition against the zoning requests for the following:

RZ-PD 21-0744
SU-GEN 21-0915

We do not need any more housing developments in this area. Bloomingdale is not equipped for the current residents. We do not need developers adding more residential housing with traffic backups on a 2 lane residential busy road. I live at Bloomingdale and Ranch Rd and the speeding on this road is unacceptable as is the amount of cars that already travel this road daily. How do both of these zoning applications plan to address the additional residence this would bring to Bloomingdale Rd and Pearson Rd. The stop sign at Bloomingdale and Pearson backs up past the cemetery and Buckhorn Estates as it is but yet we feel two additional residential neighbors will help?? Where is the petition or protest that I can sign to oppose this development?? Why do we continue to give in to big builders when they themselves do not live in our areas and understand or care about our concerns! They are only buying land to build and make money not to protect our cherished land and larger lots.

Lastly, will the hearing be live and able to be joined via zoom or an online county portal?

Thanks,

Kim Hollingsworth
Account Executive, Channel
Cell 813-690-9617

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Rome, Ashley

From: Norris, Marylou
Sent: Monday, September 13, 2021 9:02 AM
To: Timoteo, Rosalina; Mason, Carmen; Rome, Ashley; Lampkin, Timothy; Beachy, Stephen
Subject: FW: Bloomingdale and Pearson Zoning Applications

Importance: High

From: Kim Hollingsworth <Kim.Hollingsworth@hyland.com>
Sent: Sunday, September 12, 2021 8:46 PM
To: Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>
Subject: Bloomingdale and Pearson Zoning Applications
Importance: High

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Hi Maricela,

How do I protest / petition against the zoning requests for the following:

RZ-PD 21-0744
SU-GEN 21-0915

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Lastly, will the hearing be live and able to be joined via zoom or an online county portal?

Thanks,

Kim Hollingsworth
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Cell 813-690-9617

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Rome, Ashley

From: Beachy, Stephen
Sent: Tuesday, October 5, 2021 8:43 AM
To: Mason, Carmen; Rome, Ashley
Subject: FW: Projects RZ-21-0744 and SU-21-0915

From: shannon.willis10@gmail.com <shannon.willis10@gmail.com>
Sent: Sunday, October 3, 2021 1:46 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>; Beachy, Stephen <BeachyS@hillsboroughcounty.org>
Subject: Projects RZ-21-0744 and SU-21-0915

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

Good Morning Tim and Steve,

I am following up on the email response I received from Tim on Thursday, September 30, 2021. In that email Tim referenced the upcoming hearings that will be held at the Robert Saunders Library. Is there a reason these hearings are held so far away from the actual proposed project? It seems the Bloomingdale Library would be a more suitable location as many of my neighbors that are also opposed to these projects may find it difficult to be present at the hearings.

Thank you,

Shannon Willis

Rome, Ashley

From: Hearings
Sent: Tuesday, October 5, 2021 8:49 AM
To: Timoteo, Rosalina; Rome, Ashley; Lampkin, Timothy
Subject: FW: [EXTERNAL] RE: Project #RZ-21-0744- "Rezoning" - Proposed 18 Lot Subdivision

From: William Fisher <william.fisher.sgre@statefarm.com>
Sent: Tuesday, October 5, 2021 8:22 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Subject: FW: [EXTERNAL] RE: Project #RZ-21-0744- "Rezoning" - Proposed 18 Lot Subdivision

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

From: William Fisher
Sent: Monday, October 4, 2021 2:14 PM
To: 'lampkint@hillsboroughcounty.org' <lampkint@hillsboroughcounty.org>
Subject: FW: [EXTERNAL] RE: Project #RZ-21-0744- "Rezoning" - Proposed 18 Lot Subdivision

PROJECT INFORMATION:

Project #2 - RZ-21-0744 – "RZ – Rezoning" - Proposed 18 Lot Subdivision

Currently scheduled to be heard on November 15, 2021 @ 6pm. Land Use Hearing Officer (LUHO). Meeting location is Robert W. Saunders Public Library – 1505 North Nebraska Avenue, Tampa 33602.
3410 Pearson Road
Valrico, Fl 33596
Case Planner:
Tim Lampkin- lampkint@hillsboroughcounty.org
Office # 813-564-4673

IMPORTANT NOTE:
Why are these hearings being held off North Nebraska in the 33602 zip code, so that the constituents of the properties in the 33596 area cannot easily attend? There is overwhelming support and demand by all residents to have these relocated to be held somewhere within the zipcode to which it concerns.

Please record and let it be known that due to time, day, and specifically, the hearing location has made it impossible to attend in person, but the aforementioned project has overwhelming opposition which objects to the RZ request on this property as originally requested. It has also come to our attention that the original request has now become larger than originally submitted. We are aware of these changes and oppose all said requests for alterations in the current use of the land for the purposes listed on the request that has been submitted by the representatives for the 18 Lot

Subdivision, and improvements on said properties that do NOT meet community standards which provide single family homes on large lots of 1+ acres per home.

The residents who own property in this area all have private homes on 1 acre lots. The property in question is unimproved and the said project would NOT fit the current zoning compliance. Water is frequently retained following rains on this property and thus with its overgrowth, it supports a great number of wildlife, many of which are endangered and protected, and currently the said property home. Among the many species found in our neighborhood, and specifically, within this and neighboring unimproved property include wildlife such as rabbits, various types of endangered turtles, the reddish egret, pileated woodpeckers, red-bellied woodpeckers, Osprey, Sandhill cranes, the roseate spoonbill, the red shouldered hawk, the swallowtail kite, the white ibis, tudted titmouse, cardinals, bluejays, palms warblers, wrens, black-bellied whistling ducks, various owl species, fox, coyote, butterfly, bats, racoons and snake species just to name a few of the many other wildlife that call this area home and our current properties to land use ratio help to support their existence and protections.

Proposed project is a complete overreach into a well-established neighborhood and will not maintain the current community character. There are historic homes and homesteads with large properties per homes to ensure above wildlife protections, in addition to mini-farm lands property does not maintain the characterowners have cattle, sheep, horses, chickens, roosters, pigs, goats, and others. The adjacent roads, Stearns Rd and Bloomingdale, is utilized by all neighbors for walking, biking and horseback riding. The proposed project has several other concerns than those mentioned above, among them are the neighborhood use of Stearns Rd. for walking, jogging, biking, horseback riding, and the like. The proposed improvements would not fit the community use and could pose significant risk due to additional traffic brought to this area, which cannot be currently supported by the roads and traffic, as well as a concern for additional traffic along Bloomingdale there is also concern for those who own horses and ride along Stearns Rd. As this project would encompass a large number of proposed homes per lot, which would impact both wildlife sanctuary, as well limit absorbing land and further create flooding issues that exist now.

This petition is being submitted on behalf of the community and submitted by current homeowner, William Fisher, to support our community of neighbors and help us ask the Hillsborough County Board of County Commissioners and Hillsborough County Planning and Development to STOP THE OVER DEVELOPMENT in our rural neighborhoods. These commissioners were voted into office on the promise to curb the over development into rural areas and to have more infrastructure in place before we add more homes in an already overcrowded area.

RE: Project #RZ-21-0744- "RZ'Rezoning" - Proposed 18 Lot Subdivision

Our opposition is based on the following concerns:

1. Proposed projects are not in compliance with current zoning.
2. Significant flooding conditions.
3. Disruption of wetland areas, endangered species (hawks, turtles and other wildlife)
4. Proposed projects are overreach and will be out of character for this area (large property lots per home, mini farm lands (i.e. horse country), some historic homesteads, etc.

Submitted this day - October 4th, 2021

William Fisher 3455 Parrish Ridge Lane, Valrico, FL 33596

From:	Lampkin, Timothy
To:	shannon.willis10@gmail.com
Cc:	Beachy, Stephen; Zoning Intake-DSD
Subject:	Opposition - SU 21-0915 and RZ 21-0744
Date:	Thursday, September 30, 2021 10:44:00 AM
Attachments:	PGM Store Tutorial.pdf image001.png image002.png

---

Good morning Shannon,

Thank you for contacting Hillsborough County. Please note the following dates:

- **21-0744** is currently scheduled to be heard at the **11/15 Rezoning Hearing Master Meeting at 6:00 p.m.**
- **SU 21-0915** is currently scheduled to be heard at the **10/25 Land Use Hearing Officer (LUHO) Meeting at 10 a.m.**

Both meetings are 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, 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.

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How to participate in the Rezoning Process (21-0744):

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.

Case Planners

If you have any questions or need further information regarding 21-0744, please contact Tim Lampkin at LampkinT&@hillsboroughcounty.org, who is the planner for 21-0744.

If you have any questions or need further information regarding 21-0915, please contact Steve Beachy at BeachyS@hillsboroughcounty.org, who is the planner for 21-0915.

If you have any questions regarding process participation, please let us know.

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

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

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

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

From: shannon.willis10@gmail.com <shannon.willis10@gmail.com>
Sent: Thursday, September 30, 2021 10:18 AM

To: Beachy, Stephen <BeachyS@hillsboroughcounty.org>; Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Proposed Projects - SU 21-0915 and RZ 21-0744

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

Good Morning Steve and Tim,

I received your contact information from Wanda Slone regarding the two projects listed above. I understand you are the planners. Can you please direct me to where I need to file an objection to both of these projects? I understand both have had a meeting and have been continued. Several of our neighbors have objections that we wish to be heard.

Thank you,

Shannon Willis

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, October 19, 2021 11:13 AM
To: Audrey Cull
Cc: Rome, Ashley
Subject: RE: RZ-21-0744 Proposed 18 Lot subdivision

Good afternoon:

Thank you for contacting Hillsborough County. 21-0744 is currently scheduled to be heard at the 11/18 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, 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.

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 21-0744.

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

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: 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: Audrey Cull <audreyj32@gmail.com>
Sent: Monday, October 18, 2021 7:34 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: RZ-21-0744 Proposed 18 Lot subdivision

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

Dear Mr. Lampkin
As a resident close to the area being considered for rezoning RZ-21-0744 Proposed 18 Lot Subdivision on Bloomingdale Rd. I would like you to know I am adamantly Opposed to this rezoning. The building of that many homes in that area along Bloomingdale is outrageous. The increase of traffic that will be generated will greatly impact the already enormous traffic load and create evenmore overflow onto my road Stearns.
Please I beg that you reconsider this rezoning and stop this egregious development on a road that is already taxed to the max. Just drive down here during the morning and evening rush hours. The road cannot not handle any more developments.
Thanks for your consideration. I am greatly opposed to project RZ-21-0744
Sincerely
Audrey Cull
3917 Stearns Rd
Valrico, FL
813-486-6518

Rome, Ashley

From: Lampkin, Timothy
Sent: Friday, October 15, 2021 8:19 AM
To: Rome, Ashley
Subject: FW: Application # RZ-21-0744

Good morning Ashley,

Please upload this to Optix for case 21-0744. Thank you! Tim

-----Original Message-----
From: Lissette Gonzalez <lissette90@live.com>
Sent: Friday, October 15, 2021 8:15 AM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: Application # RZ-21-0744

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

Hello,

I am writing in regard to the above mentioned application to rezone Pearson Rd.

I'd officially like to vote against this matter. Pearson Rd. Is residential and residents enjoy the rural setting. We do not want housing units, care centers or anything else that will change our way of life and cause more traffic to our streets and possibly neighborhood crime.

Thank you,
Lissette Gonzalez

Rome, Ashley

From: Lampkin, Timothy
Sent: Thursday, October 7, 2021 8:48 AM
To: Rome, Ashley
Subject: FW: RZ-21-0744

Good morning Ashley,

Please upload into Party of Record for 21-0744.

Thank you! Tim

From: Bob Lilland <blilland@msn.com>
Sent: Monday, October 4, 2021 4:39 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: RZ-21-0744

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

Good afternoon Mr. Lampkin,

I am contacting you concerning the project RZ-21-0744 at 2705 Bloomingdale Ave. in Valrico, FL.

I am opposed to this project as this type of community will lower the property values that we work hard to maintain. I would not be opposed to eight 1 acre lots, but not divided up into 18 lots.
That's too much. So many small lots will lead to so much additional unwanted traffic in our quit neighborhood. We moved into this neighborhood due to the high property values and the large size4s of the properties. Dividing this land up into a bunch of small lots will start to reduce the values of the neighboring properties.

Please help us keep our neighborhood the way it is, beautiful.
Thank you much for your time,

Bob Lilland
3414 Pittwood Rd
Valrico, FL. 33596

Sent from Mail for Windows

Rome, Ashley

From: Lampkin, Timothy
Sent: Thursday, October 7, 2021 8:50 AM
To: Rome, Ashley
Subject: FW: OPPOSE RZ-21-0744

Good morning Ashley,

Please upload into Party of Record for 21-0744.

Thank you! Tim

From: Anne Morgan <ao.morgan@yahoo.com>
Sent: Sunday, October 3, 2021 2:08 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: OPPOSE RZ-21-0744

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

Please DO NOT APPROVE

RZ-21-0744

Rezone

2705 Bloomingdale Avenue

I own 4808 Bloomingdale Avenue.

The very last thing we need is 18 more homes on Bloomingdale.

The very last thing we need is 36+ more cars crowding the already overused Bloomingdale Avenue.

Please DO NOT APPROVE RZ-21-0744

Sincerely,

Anne Obenshain Morgan
4808 Bloomingdale Avenue
Valrico, FL 33596

Sent from Yahoo Mail on Android

Rome, Ashley

From: Lampkin, Timothy
Sent: Monday, October 18, 2021 9:11 AM
To: Rome, Ashley
Subject: FW: RZ-21-0744 Overdevelopment

Good morning Ashley,
Please upload into Optix for 21-0744. Thank you! Tim

From: Miguel Sanchez <msanchez.arch@gmail.com>
Sent: Saturday, October 16, 2021 11:30 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: RZ-21-0744 Overdevelopment

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

Tim,

It has been brought up to my attention by my neighbors that there is a residential subdivision (RZ-21-0744) trying to be inserted into our rural residential community. I am writing to you to voice my opinion as a resident living 1/2 mile from this property. This project requesting to be plugged into a rural residential community does not belong in our neighborhood. This will not only disturb our community but bring many issues to us residents. This project will bring more traffic to our overburdened streets (especially Bloomingdale ave) and the side streets people take as shortcuts to avoid the main backup along Bloomingdale and Lithia Pinecrest. In addition, the proposed use of this land will cause flooding along this area as the elevation of this 8 acres is lower than most of Bloomingdale Ave in this 1/2 mile stretch. During our often rain storms, this will flood this area and neighbors on Stearns road backing up to this property. Even though the developer will most likely have an onsite retention or detention pond, it will not be sufficient. In addition, this will cause more cars in this area that our one way lane roads cannot handle. This area is specifically for residential zones (approximately 1 acre lots) and agricultural zones and cannot support this type of project. As residents we will stand together to oppose this rezoning.

Thanks,
Miguel Sanchez, AIA
P: 813.679.6528
E: msanchez.arch@gmail.com

Rome, Ashley

From: Lampkin, Timothy
Sent: Tuesday, November 30, 2021 3:35 PM
To: Rome, Ashley; Zoning Intake-DSD
Cc: shannon.willis10@gmail.com; headg8tor@yahoo.com; DebbieOTR@live.com; Bob Lilland; lsskid0809@aol.com
Subject: FW: Neighborhood Proposed Project #RZ-21-0744. Rezoning proposed 18 lot subdivision

Importance: High

Hi Ashley,

Please upload the correspondence below and cc' all the email recipients as party of record.

Thank you.

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

Mobile: (813) 564-4673
E: LampkinT@hillsboroughcounty.org
W: 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.

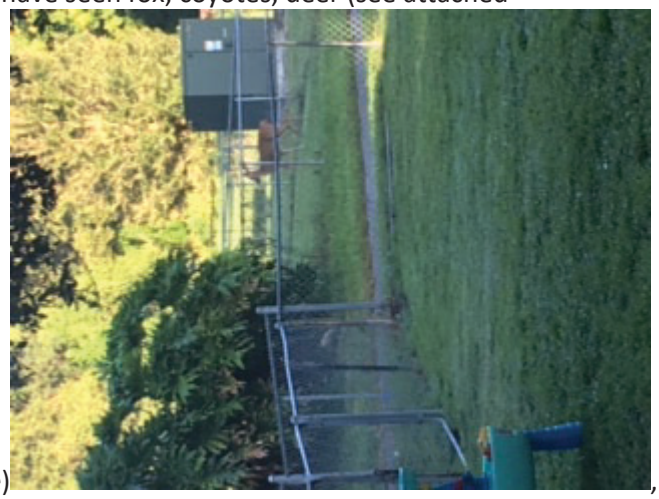
From: Linda Skidmore <lsskid0809@aol.com>
Sent: Tuesday, November 30, 2021 3:29 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Cc: shannon.willis10@gmail.com; headg8tor@yahoo.com; DebbieOTR@live.com; blilland@msn.com
Subject: Fwd: Neighborhood Proposed Project #RZ-21-0744. Rezoning proposed 18 lot subdivision

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

Dear Mr Lampkin,

I am writing to express my objection to this project mentioned above at 2705 Bloomingdale Rd.

Our community is one of the last natural areas still remaining and my fear is this project will destroy the natural wildlife and habitats that we have left to enjoy. YES we enjoy our rural community. I have lived on Stearns Rd for 38 years and moved from the Town n County area to be in the country.

Last week on Thanksgiving I was preparing our family feast when looking out MY kitchen window I saw a lynx (after researching pictures of lynx/bobcat) walking down my driveway during midday. Over the years I have seen fox, coyotes, deer (see attached picture)  , turtles, alligators, and an abundance of birds, ducks and hawks in the county pond behind my home which was built after my husband and I sold our forever home to the county to help with flooding. Pictures and I have

more.

We have endured flooding over the last 30 years that have caused disruptions to several family lives on Stearns Rd to Bloomingdale Rd from the so called progress from Lithia Pinecrest.

I did attend the initial meeting on this project and am aware that the project managers have said they are prepared with multiple retention ponds to handle their water issues that will arise in the future but I have my doubts as I have lived thru several water occurrences over the years. The pump the county has installed behind my house is our only saving grace when these water issues happen. We NEED to have a permanent generator installed at the site of this pump so when the electric goes out due to a storm we are not at the mercy of whenever the county can bring out the portable generator that has been used in the past.

These additional homes will also add to the traffic woes we endure currently.

Thank you for your time and consideration to our objections to this project.

Linda Skidmore

Sent from my iPad

Rome, Ashley

From: Lampkin, Timothy
Sent: Thursday, October 7, 2021 8:49 AM
To: Rome, Ashley
Subject: FW: [EXTERNAL] RE: Project #RZ-21-0744- "Rezoning" - Proposed 18 Lot Subdivision

Good morning Ashley,

Please upload into Party of Record for 21-0744.

Thank you! Tim

From: William Fisher <william.fisher.sgre@statefarm.com>
Sent: Monday, October 4, 2021 2:14 PM
To: Lampkin, Timothy <LampkinT@hillsboroughcounty.org>
Subject: FW: [EXTERNAL] RE: Project #RZ-21-0744- "Rezoning" - Proposed 18 Lot Subdivision

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

PROJECT INFORMATION:

Project #2 - RZ-21-0744 – "RZ – Rezoning" - Proposed 18 Lot Subdivision

Currently scheduled to be heard on November 15, 2021 @ 6pm. Land Use Hearing Officer (LUHO). Meeting location is Robert W. Saunders Public Library – 1505 North Nebraska Avenue, Tampa 33602.
3410 Pearson Road
Valrico, Fl 33596
Case Planner:
Tim Lampkin- lampkint@hillsboroughcounty.org
Office # 813-564-4673

IMPORTANT NOTE:
Why are these hearings being held off North Nebraska in the 33602 zip code, so that the constituents of the properties in the 33596 area cannot easily attend? There is overwhelming support and demand by all residents to have these relocated to be held somewhere within the zipcode to which it concerns.

Please record and let it be known that due to time, day, and specifically, the hearing location has made it impossible to attend in person, but the aforementioned project has overwhelming opposition which objects to the RZ request on this property as originally requested. It has also come to our attention that the original request has now become larger than originally submitted. We are aware of these changes and oppose all said requests for alterations in the current use of the land for the purposes listed on the request that has been submitted by the representatives for the 18 Lot

Subdivision, and improvements on said properties that do NOT meet community standards which provide single family homes on large lots of 1+ acres per home.

The residents who own property in this area all have private homes on 1 acre lots. The property in question is unimproved and the said project would NOT fit the current zoning compliance. Water is frequently retained following rains on this property and thus with its overgrowth, it supports a great number of wildlife, many of which are endangered and protected, and currently the said property home. Among the many species found in our neighborhood, and specifically, within this and neighboring unimproved property include wildlife such as rabbits, various types of endangered turtles, the reddish egret, pileated woodpeckers, red-bellied woodpeckers, Osprey, Sandhill cranes, the roseate spoonbill, the red shouldered hawk, the swallowtail kite, the white ibis, tudted titmouse, cardinals, bluejays, palms warblers, wrens, black-bellied whistling ducks, various owl species, fox, coyote, butterfly, bats, racoons and snake species just to name a few of the many other wildlife that call this area home and our current properties to land use ratio help to support their existence and protections.

Proposed project is a complete overreach into a well-established neighborhood and will not maintain the current community character. There are historic homes and homesteads with large properties per homes to ensure above wildlife protections, in addition to mini-farm lands property does not maintain the characterowners have cattle, sheep, horses, chickens, roosters, pigs, goats, and others. The adjacent roads, Stearns Rd and Bloomingdale, is utilized by all neighbors for walking, biking and horseback riding. The proposed project has several other concerns than those mentioned above, among them are the neighborhood use of Stearns Rd. for walking, jogging, biking, horseback riding, and the like. The proposed improvements would not fit the community use and could pose significant risk due to additional traffic brought to this area, which cannot be currently supported by the roads and traffic, as well as a concern for additional traffic along Bloomingdale there is also concern for those who own horses and ride along Stearns Rd. As this project would encompass a large number of proposed homes per lot, which would impact both wildlife sanctuary, as well limit absorbing land and further create flooding issues that exist now.

This petition is being submitted on behalf of the community and submitted by current homeowner, William Fisher, to support our community of neighbors and help us ask the Hillsborough County Board of County Commissioners and Hillsborough County Planning and Development to STOP THE OVER DEVELOPMENT in our rural neighborhoods. These commissioners were voted into office on the promise to curb the over development into rural areas and to have more infrastructure in place before we add more homes in an already overcrowded area.

RE: Project #RZ-21-0744- "RZ'Rezoning" - Proposed 18 Lot Subdivision

Our opposition is based on the following concerns:

1. Proposed projects are not in compliance with current zoning.
2. Significant flooding conditions.
3. Disruption of wetland areas, endangered species (hawks, turtles and other wildlife)
4. Proposed projects are overreach and will be out of character for this area (large property lots per home, mini farm lands (i.e. horse country), some historic homesteads, etc.

Submitted this day - October 4th, 2021

William Fisher 3455 Parrish Ridge Lane, Valrico, FL 33596