Rezoning Application: PD 22-1229

Zoning Hearing Master Date: January 17, 2023

BOCC Land Use Meeting Date: March 7, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jacob Egan – Onyx and East

FLU Category: RES-6

Service Area: Urban

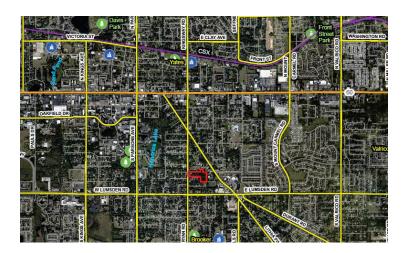
Site Acreage: 8.14 +/-

Community

Plan Area:

Brandon

Overlay: None



Introduction Summary:

The applicant seeks to rezone two parcels from RSC-6 (Residential, Single-Family Conventional) to PD (Planned Development) to allow for the development of 48 two-family attached units.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 22-1229
Typical General Use(s)	Single-Family Residential (Single- Family Detached)	Single-Family Residential (Two-Family Attached)
Acreage	8.14	8.14
Density/Intensity	6 unit per acre	6 units per acre
Mathematical Maximum*	48 residential units	48 residential units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 22-1195
1 at Cian / Lat Middle 7,000 af / 70/		2,400 sf per unit / 4,800 sf per building
Lot Size / Lot Width	7,000 sf / 70'	30' per unit / 60' per building
	25' Front Yard	10' Front Yard
Setbacks/Buffering and	25' Rear Yard	10' Rear Yard (with buffer)
Screening	7.5' Side Yards	0' - 13' Side Yards
	No required buffering and screening	15-20' buffer and screening
Height	35′	35′
Additional Information:		

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

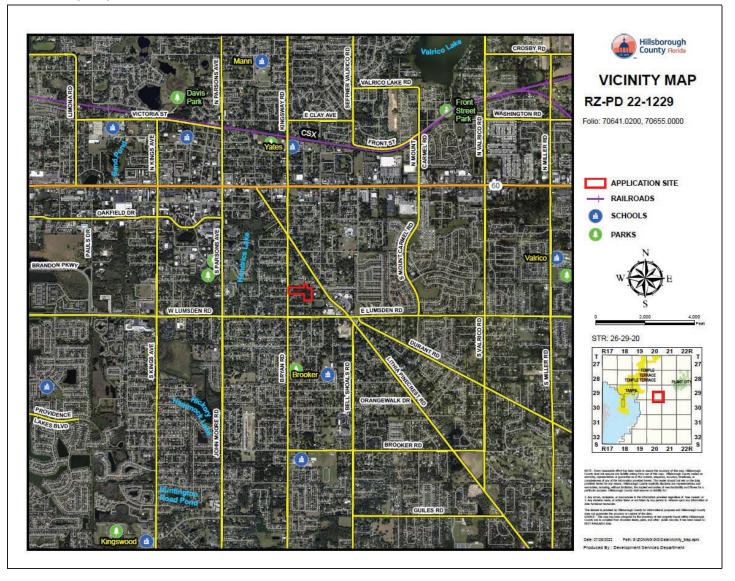
Planning Commission Recommendation:	Development Services Recommendation:			
Consistent	Approvable, subject to proposed conditions			

ZHM HEARING DATE: January 17, 2023 BOCC LUM MEETING DATE: March 7, 2023

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



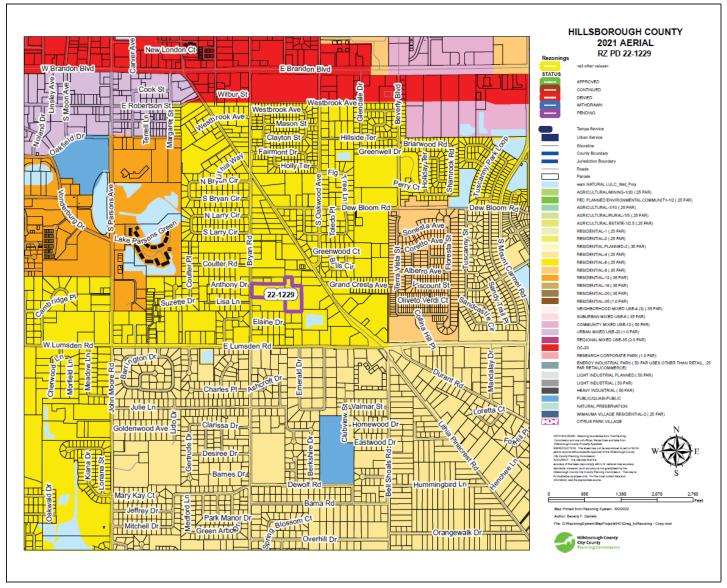
Context of Surrounding Area:

The site is located within the Brandon community, north of Lumsden Road and west of Lithia Pinecrest Rd. The general area consists of residential uses, with commercial uses present at the intersection of Lumsden Road and Lithia Pinecrest Road. Properties abutting Lithia Pinecrest Road are within the Restricted-Business Professional Office (R-BPO) overlay, which if approved by the BOCC allow the properties to be used for office uses. These uses may convert an existing residential structure to an office use or develop a new office structure on the site.

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



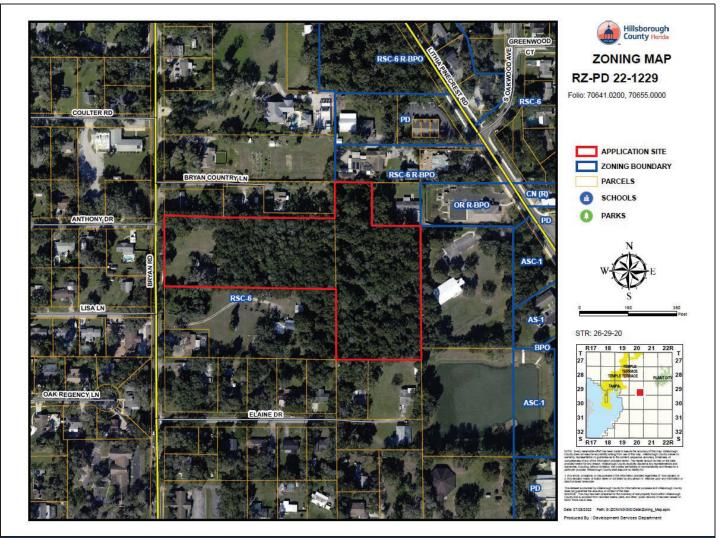
Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.

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2.0 LAND USE MAP SET AND SUMMARY DATA

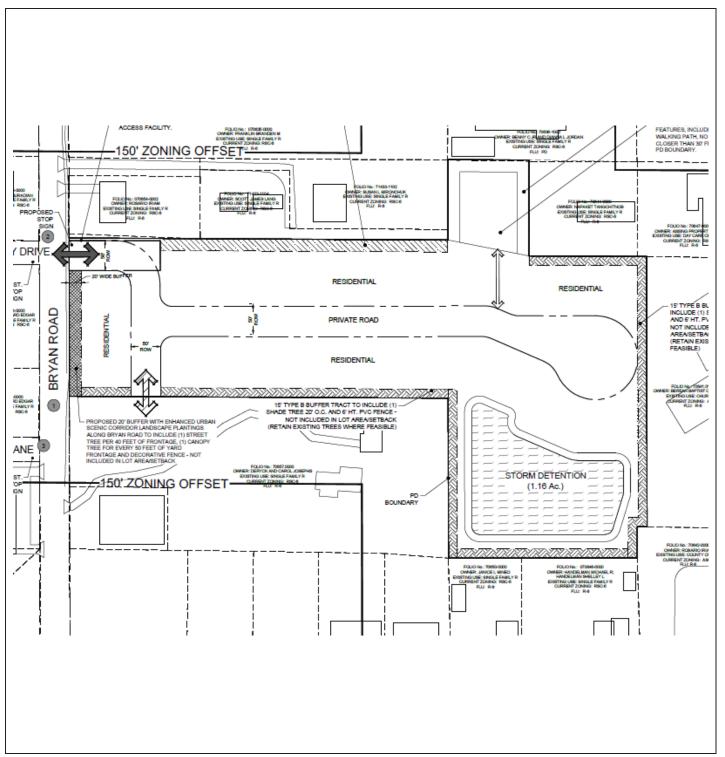
2.3 Immediate Area Map



	Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	RSC-6: 6 u/a RSC-6 (R-BPO): 6 u/a for residential or 6,000 sf for office		RSC-6: Single-Family Residential RSC-6 (R-BPO): Residential or Office	RSC-6: Single-Family Residential RSC-6 (R-BPO): Single-Family Residential		
South	RSC-6	6 u/a	Single-Family Residential	Single-Family Residential		
East	RSC-6	6 u/a	Single-Family Residential	Church		
West	RSC-6	6 u/a	Single-Family Residential	Single-Family Residential		

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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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	
Bryan Road	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other	

Project Trip Generation	n □Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	453	36	48
Proposed	453	36	48
Difference (+/-)	+0	+0	+0

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

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

Design Exception/Administrative Variance ⊠Not applicable for this request					
Road Name/Nature of Request Type Finding					
Bryan Road/ Substandard Road	Administrative Variance Requested	Approvable			
Notes:					

APPLICATION NUMBER: PD 22-1229

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Facility and a state Breats at its a Commission	⊠ Yes	☐ Yes	□ Yes	, , , , , , , , , , , , , , , , , , , ,
Environmental Protection Commission	□No	⊠ No	⊠ No	
Natural Resources	☐ Yes	☐ Yes	☐ Yes	
Natural Nesources	⊠ No	□ No	□No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes	☐ Yes	
	□ No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	\square Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	\square Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	∇ v		N. V.	
□ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes ☑ No	⊠ Yes	
☐ Off-site Improvements Provided	□ No	I INO	□ No	
Service Area/ Water & Wastewater	_			
☑Urban ☐ City of Tampa	⊠ Yes	☐ Yes	☐ Yes	
☐Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □6-8 □9-12 □N/A	□No	⊠ No	⊠ No	
Impact/Mobility Fees (Fee estimate is based	on per unit ba	 asis as detailed)		
1,500 sf per Unit duplex / (3,000 sq ft building)				
Mobility per unit: \$9,183 Parks per unit: \$1,957				
School per unit: \$7,027				
Fire per unit: \$249				
Total per unit = \$18,416 / one building would be \$36,832 (2 units in a duplex)				
Urban Mobility, South Park/Fire - 48 duplex units	Comments		Conditions	Additional
Comprehensive Plan:	Received	Findings	Requested	Information/Comments

APPLICATION NUMBER: PD 22-1229				
ZHM HEARING DATE: January 17, 2023 BOCC LUM MEETING DATE: March 7, 2023		Case R	eviewer: Michelle	Heinrich, AICP
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
☑ Minimum Density Met □ N/A				

ZHM HEARING DATE: January 17, 2023 BOCC LUM MEETING DATE: March 7, 2023

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a two-family attached project which does not exceed the maximum density permitted within the area. Due to the size of the project, land area is available to mitigate for compatibility concerns with the use of setbacks, buffers and screening. Each building will be comparable to a single-family home both in scale and appearance. Additional requirements, such as enhanced building design and garage placement, are proposed which exceed those required in a standard zoning district and improve the overall project.

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Residential uses are found to the north of the project. The project will provide 15' to 20' wide buffers along the northern PD boundary. These buffers will not be included as part of the abutting lot, yet provide additional separation. The rear yard setback will be increased along portions of the northern PD boundary, which when combined with the buffer, will provide a minimum of 30 to 35 feet from the common boundary. This setback meets or exceeds the 2:1 setback required for buildings over 20' in height. Screening within the buffers will consist of trees (existing and newly planted) and a 6' PVC high fence. Buffering and screening along this boundary is not required by the Land Development Code.

The recreation/open space along the north will provide passive recreation and open space uses. All passive recreation uses, such as a walking path, will maintain a minimum setback of 30' along all boundaries. Active recreation uses, such as a playfield or courts, are not proposed.

Property to the immediate east is developed with a church. The project will provide a 15' wide buffer along the eastern PD boundary. The rear yard setback will be increased, which when combined with the buffer, will provide a minimum of 30 feet from the common boundary. This setback meets the 2:1 setback required for buildings over 20' in height. Screening within the buffer will consist of trees (existing and newly planted) and a 6' high PVC fence. Buffering and screening along this boundary is not required by the Land Development Code.

Properties to the south are developed with single family residential. The southeastern portion of the project will be used for a 1.16 acre storm detention pond. Buffering and screening along the entire southern boundary will be provided. The buffer will be a minimum of 15' in width and will not be part of the abutting lots. Screening will consist of trees (existing and newly planted) and a 6' high PVC fence. Structures will be a minimum of 30 feet from the common boundary due to the buffer combined with an increased rear yard setback. This setback meets the 2:1 setback required for buildings over 20' in height. Buffering and screening along this boundary is not required by the Land Development Code.

The project's proposed scale and design will result in two-family residential structures that will have an appearance similar to a single-family detached structure. Each residential building will consist of 2 units, each on a 30 foot wide lot. The overall building will be situated on 60 feet, which is comparable to the RSC-6 minimum lot standard of 70 feet. Each 2-unit residential structure will have a maximum building size of 2,040 sf (1,020 sf per unit), which is 710 sf smaller than the maximum building size available under the RSC-6 zoning district. Like the adjacent RSC-6 zoning districts, building height is limited to 35 feet. Each unit will provide parking within individual garages, rather than a surface parking area, which are side loaded and not oriented towards the street. Building design will be enhanced beyond what is required in a standard zoning district. This includes the use of front porches, architectural elements, pitched roofs, and use of different siding materials.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions.

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6.0 PROPOSED CONDITIONS

Requirements for Certification:

- 1. Site plan to note roadway #3 as Lisa Lane.
- 2. Site Data Table to revise the front yard setback from "10' Porch and/or Principal Structure" to "10' Porch and Principal Structure."
- 3. Site Data Table to revise "Minimum Building Separation: 26" to "Minimum Building Separation: 26' first floor/20' second floor."
- 4. Site Data Table to remove "Maximum Building Coverage Per Lot: 75%." This exceeds the building envelope when applying the minimum setbacks to the minimum lot size.
- 5. Architectural Condition #2 to revise the first sentence to state that "....all sides and shall be comprised of one or more of the following...."
- 6. Architectural Condition #1 to revise the last sentence by removing "one car garage." Project is not proposing on-street parking and shared driveway will not provide space for tandem parking.
- 7. Notation over the elevations to state "Buildings to be developed in general compliance with the elevations see conditions of approval."
- 8. Shift the shared access facility north in order to be flush with the property line to the north.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 27, 2022.

- 1. Development shall be limited to a maximum of 24 two-family attached residential structures (48 individual dwelling units). Uses shall be developed where generally shown on the general site plan.
- 2. Development shall be in accordance with the following:

Minimum lot size:

Minimum lot width:

Minimum front yard setback:

Minimum rear yard setback:

Minimum exterior side yard setback (first floor and garage):

Minimum exterior side yard setback (second floor):

10 ft

Interior side yard setback:

0 feet

Maximum building height: 35 ft/2-stories

3. A 20 foot wide buffer shall be provided along Bryan Road (exclusive of any access point). Screening within this buffer to include Urban Scenic Corridor required plantings and a 4 to 6 foot high decorative fence with no minimum opacity percentage required. The fence materials and fence type shall be at the developer's discretion; however, a 4 to 6 foot high solid wooden or PVC fence is not permitted. This buffer shall be platted as separate

^{*}This front yard setback is inclusive of any attached covered porch or stoop.

^{**}Rear yard setbacks abutting the northern PD boundary shall be increased to 15 feet, which when added to the required 20 foot wide buffer, provides a minimum rear yard setback of 35 feet where adjacent to folio numbers 71433.1104 and 70654.0002. Rear yard setbacks abutting the northern PD boundary shall be increased to 15 feet, which when added to the required 15 foot wide buffer, provides a minimum setback of 30 feet where adjacent to folio number 70644.0000. Rear yard setbacks abutting the eastern PD boundary shall be increased to 15 feet, which when added to the required 15 foot wide buffer, provides a minimum setback of 30 feet. Rear yard setbacks abutting the southern PD boundary shall be increased to 15 feet, which when added to the required 15 foot wide buffer, provides a minimum setback of 30 feet.

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tract and not part of the abutting residential lots. The tract is to be owned and maintained by the HOA or similar entity.

- 4. A 20 foot wide buffer shall be provided along the northern PD boundary where depicted on the general site plan (exclusive of any roadway). Screening within this buffer shall consist of Type B screening. The Type A component of the screening shall be six foot high PVC fence. This buffer shall be platted as separate tract and not part of the abutting residential lots. The tract is to be owned and maintained by the HOA or similar entity.
- 5. A 15 foot wide buffer shall be provided along the northern PD boundary where depicted on the general site plan. Screening within this buffer shall consist of Type B screening. The Type A component of the screening shall be six foot high PVC fence. This buffer shall be platted as separate tract and not part of the abutting residential lots. The tract is to be owned and maintained by the HOA or similar entity.
- 6. A 15 foot wide buffer shall be provided along the eastern PD boundary where depicted on the general site plan. Screening within this buffer shall consist of Type B screening. The Type A component of the screening shall be six foot high PVC fence. This buffer shall be platted as separate tract and not part of the abutting residential lots. The tract is to be owned and maintained by the HOA or similar entity.
- 7. A 15 foot wide buffer shall be provided along the southern PD boundary where depicted on the general site plan (exclusive of any roadway). Screening within this buffer shall consist of Type B screening. The Type A component of the screening shall be six foot high PVC fence. This buffer shall be platted as separate tract and not part of the abutting residential lots. The tract is to be owned and maintained by the HOA or similar entity.
- 8. The Open Space area shall be located where depicted on the general site plan. Uses within this area are restricted to passive recreational uses. All uses/activity areas shall maintain a minimum setback of 30 feet along the western, northern and eastern boundaries of the Open Space area.
- 9. The project shall comply with the Architectural Conditions provided on the general site plan.
- 10. Residential structures shall be constructed in general compliance with the elevations provided on the general site plan. At a minimum, each structure shall meet the following:
 - 10.1 All buildings to be 2-stories in height with material and/or color changes between the first and second floors on the street facing facade.
 - 10.2 Use of a pitched/hip roof over the 2-unit structure. Minimum pitch ratio of 4 to 12.
 - 10.3 Provide first and second floor windows on the street facing façade. Second floor windows to be enhanced with gabled roofs and/or projections from the street facing façade.
 - 10.4 Street facing facades shall include an entry door and covered porch or covered stoop. Flat roofs over the entry door shall not be permitted.
 - 10.5 Garages to be side-loaded and accessed via a shared driveway. Garage doors/entrances to be flush with the side façade of the structure.
- 11. If PD 22-1229 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2023) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on January 9, 2023). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Bryan Road to county standard.

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- 12. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- 13. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

Zoning Administrator Sign Off:

J. Brian Grady Tue Jan 10 2023 07:25:17

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.

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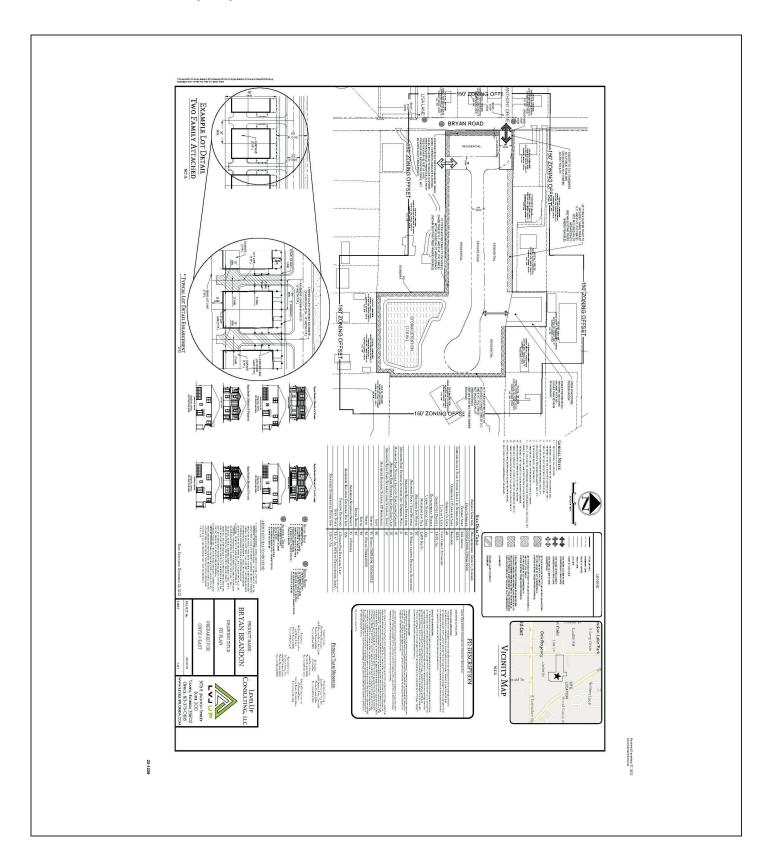
ZHM HEARING DATE: January 17, 2023

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 22-1229

ZHM HEARING DATE: January 17, 2023

BOCC LUM MEETING DATE: March 7, 2023 Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 01/09/2023

REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Central
PETITION NO: PD 22-1229

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- If PD 22-1229 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2023) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on January 9, 2023). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Bryan Road to county standard.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

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

o Shift the shared access facility north in order to be flush with the property line to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling \pm 7.83 acres from Residential Single Family Convention \pm 6 (RSC-6) to Planed Development (PD). The proposed Planned Development is seeking entitlements for 48 Duplex Single Family Dwelling Units. The site is generally located on the eastern side of Bryan Road, \pm 910 feet north of the intersection of Lumsden Road and Bryan Road. The Future Land Use designation of the site is Residential \pm 6 (R-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation indicating the proposed use does not generate more than 50 peak hour trips and as such a detailed transportation analysis is not required. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
<u>C</u>	Two-Way Volume	AM	PM
RSC-6, 48 Single Family Dwelling Units (ITE code 210)	453	36	48

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
<u> </u>	Two-Way Volume	AM	PM
PD, 48 Single Family Dwelling Units (ITE code 210)	453	36	48

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zonning, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+0	+0	+0

The proposed rezoning would not result in any change in daily trips, a.m. peak hour, or p.m. peak hour trips potentially generated by development of the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Bryan Road. Bryan Road is 2-lane, substandard, Hillsborough County maintained, collector roadway, characterized by +/-10 ft. travel lanes. The existing right-of-way on Bryan Road is +/-55 feet. There are sidewalks on the east side of Bryan Road in the vicinity of the proposed project.

REQUESTED VARIANCE - BRYAN ROAD

Bryan Road is a substandard road. The land development code indicates that a developer would need to improve the road up to county standards unless an Administrative Variance is submitted and found approvable. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 6, 2023) Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on January 9, 2023). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Bryan Road to county standard.

SITE ACCESS

The project is proposing a full access connection on Bryan Road. A Vehicular and Pedestrian connection to the south is included to provide a connection for future development. The internal roadway will be built to HC TTM TS-3 standards for the first 150 feet in order to provide a shared access facility to accommodate future redevelopment to the north. The remaining internal roadway will be built to HC TTM private roadway standards.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Bryan Road	Bloomingdale Ave	SR 60/Brandon Blvd	D	D

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Bryan Road	County Collector - Urban	2 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	453	36	48	
Proposed	453	36	48	
Difference (+/-)	+0	+0	+0	

^{*}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		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
Bryan Road/ Substandard Road	Administrative Variance Requested	Approvable	
Notes:			

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		See Staff Report.	

From: Williams, Michael

Sent: Monday, January 9, 2023 3:30 PM

To: Steven Henry

Cc: Stephenson, Trent (Trent@levelupflorida.com); Heinrich, Michelle;

Steady, Alex; Tirado, Sheida; PW-CEIntake

Subject: FW: RZ PD 22-1229 Administrative Variance Review

Attachments: 22-1229 AVReg 01-06-23.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-1229 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (moralescs@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: Monday, January 9, 2023 11:46 AM

To: Williams, Michael < Williams M@Hillsborough County. ORG >

Subject: RZ PD 22-1229 Administrative Variance Review

Importance: High

Hello Mike,

The attached Administrative Variance is approvable to me, please send your response to the following people:

shenry@lincks.com trent@levelupflorida.com heinrichm@hillsboroughcounty.org steadya@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: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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LINCKS & ASSOCIATES, INC.

January 6, 2023

Mr. Michael Williams, PE County Engineer, Development Review Director Hillsborough County 601 East Kennedy Blvd., 20th Floor Tampa, FL 33602

Re: Bryan Brandon

PD 22-1229

Folio 70655.0000 & 70641.0200 Lincks Project Number: 22157

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. The developer proposes to rezone the subject property to Planned Development to allow up to 48 Single Family Duplexes.

The access to serve the project is proposed to be as follows:

- One (1) full access to Bryan Road that is to align with Anthony Drive on the west side of Bryan Road.
- Future cross access with the property to the south

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Bryan Road is a collector roadway.

Table 1 provides the trip generation for the proposed land use.

Bryan Road from the project access to the nearest standard road (Lumsden Road) is a two (2) lane rural roadway.

The request is to waive the requirement to improve Bryan Road (between the project access and Lumsden Road) to current County roadway standards, the standards for which are found within the Hillsborough County Transportation Technical Manual. The variance requested is to the TS-7 standards which are as follows:

1. Right of Way – TS-7 has 96 feet of right of way. There is approximately 50 feet of right of way along the subject segment of the roadway.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams January 6, 2023 Page 2

- 2. Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 3. Shoulders TS-7 has 8 feet shoulders with 5 feet paved. There are limited shoulders along the road.
- 4. Sidewalk TS-7 has 5 feet sidewalk on both sides of the roadway. There is sidewalk on the east side of the roadway along the subject segment of the roadway.

Per LDC Section 6.04.02.B criteria answers below:

(a) there is an unreasonable burden on the applicant

There is limited right of way along the subject segment of Bryan Road. To provide the TS-7 would require the acquisition of additional 46 feet of right of way. Given the size of the project, the acquisition of the right of way is not financially feasible. In addition, there are utility poles and water lines along the west side of the road that would have to be relocated. Again, given the scale of the project, the relocation of these utilities is not financially feasible. Due to limited right of way and utility conflicts, it would be an unreasonable burden for the applicant to improve the roadway to TS-7 standards.

(b) the variance would not be detrimental to the public health, safety and welfare

For the following reasons the variance would not be detrimental to the public health, safety and welfare.

- 1. The project would add limited additional traffic to Bryan Road.
- 2. The project access is to align with Anthony Drive.
- 3. There is existing sidewalk on the east side of Bryan Road, the same side as the project.
- (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

Bryan Road is the only access for the project, therefore without the variance, reasonable access to the property could not be provided.

Mr. Mike Williams January 6, 2023 Page 3

Please do not hesitate to contact us if you have any question	s or require any additional
information.	manuscra for
Best Regards	
Steven J Hepry	XXX
President	CHXXXX
Lincks & Associates, Inc.	The state of the s
P.E. #51555	A STATE OF THE STA
T.L. #31333	Jewining.
Based on the information provided by the applicant, this	request is:
bacca on the mornance processes, and approximation	
Disapproved	
Approved	
Approved with Conditions	
If there are any further questions or you need clarification L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcou	
Date	
	Sincerely,
	Michael J. Williams
Hills	borough County Engineer
	3

Mr. Mike Williams January 6, 2023 Page 4

TABLE 1

TRIP GENERATION (1)

lour	S	Total	41
M Peak Hour	Trip End	In Out Total	15
P		듸	26
Jour	S	In Out Total	38
Peak	rip End	Ont	29
A		듸	0
	Daily	Trip Ends	383
		Size	48 DU's
	빝		220
		Land Use	Duplex

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

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		overeprine in convictor	
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		1	
	APPENDIX		

	Received January 6, 2023 Development Services
	·
PD PLAN	

LINCKS & ASSOCIATES, INC.

LISA LANE

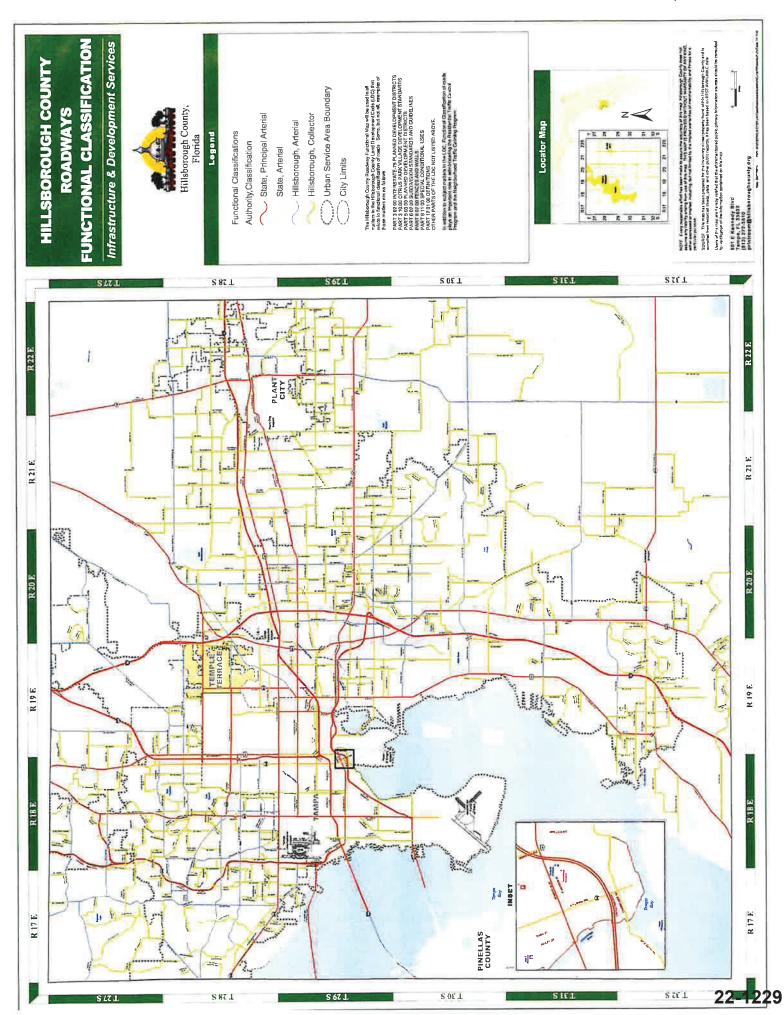
HILLSBOROUGH COUNTY ROADWAY FUNCTIONAL CLASSIFICATION MAP

LINCKS & ASSOCIATES, INC.

Received January 6, 2023

Development Services

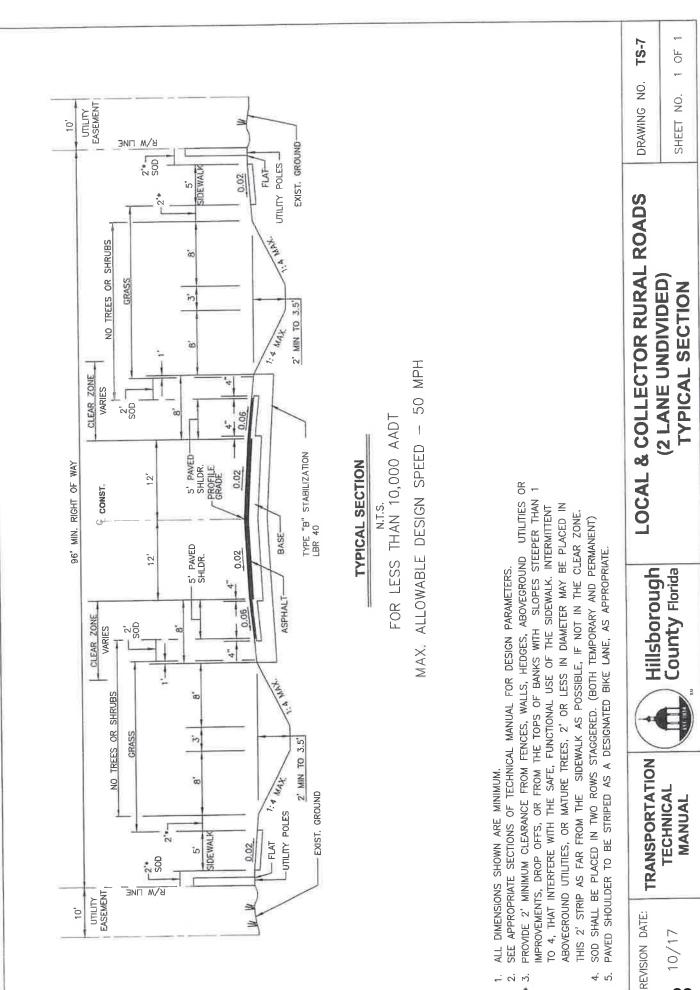
22-1229





TS-7



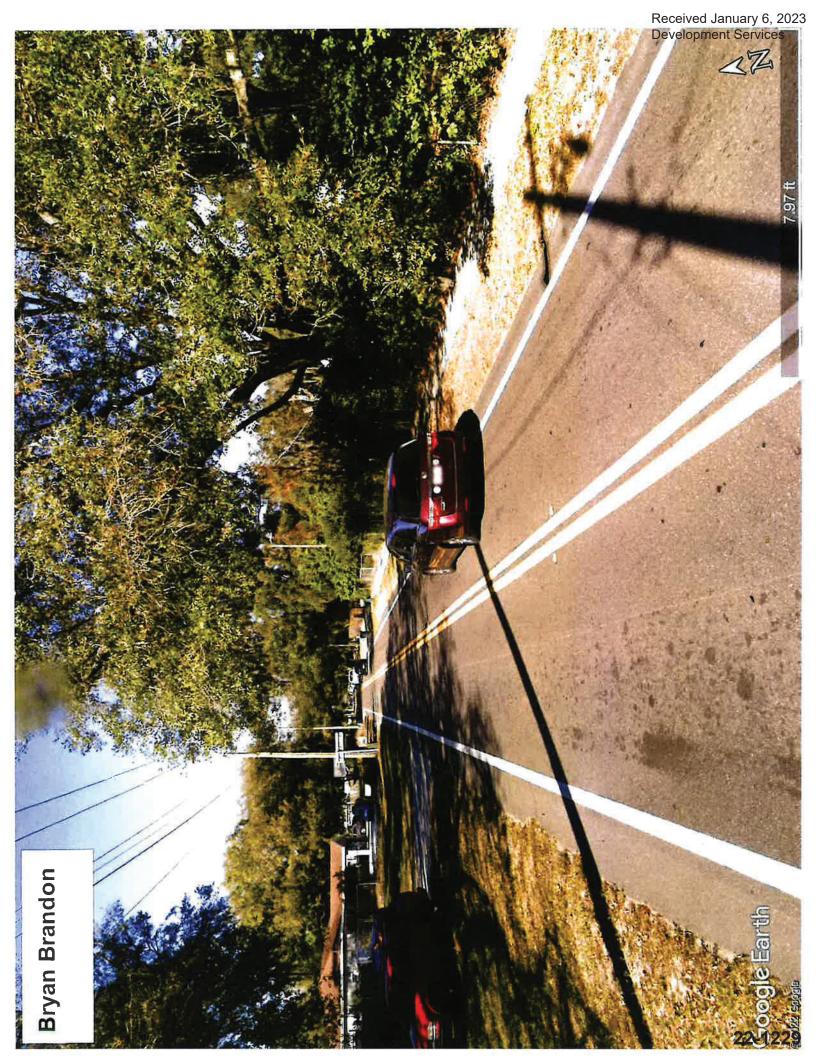


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	Received January 6, 2023 Development Services
STREET VIEW PICTURES	9







COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 22-1229

DATE OF HEARING: January 17, 2023

APPLICANT: Jacob Egan/Onyx and East

PETITION REQUEST: A request to rezone property from RSC-

6 to PD to permit 48 two-family attached

dwelling units

LOCATION: East side of the Intersection of Anthony

Drive and Bryan Road

SIZE OF PROPERTY: 8.14 acres, m.o.l.

EXISTING ZONING DISTRICT: RSC-6

FUTURE LAND USE CATEGORY: RES-6

SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: Jacob Egan – Onyx and East

FLU Category: RES-6

Service Area: Urban

Site Acreage: 8.14 +/-

Community Plan Area: Brandon

Overlay: None

Introduction Summary:

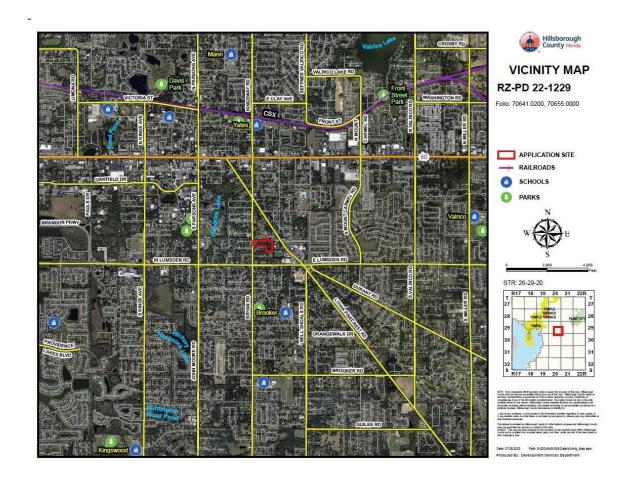
The applicant seeks to rezone two parcels from RSC-6 (Residential, Single-Family Conventional) to PD (Planned Development) to allow for the development of 48 two-family attached units.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 22-1229
Typical General Use(s)	Single-Family Residential (Single-Family Detached)	Single-Family Residential (Two- Family Attached)
Acreage	8.14	8.14
Density/Intensity	6 unit per acre	6 units per acre
Mathematical Maximum*	48 residential units	48 residential units

^{*}number represents a pre-development approximation

Development Standards:	Existing Propose	ed
-	RSC-6	PD 22-1195
District(s)		
Lot Size / Lot Width	7,000 sf / 70'	2,400 sf per unit / 4,800 sf per building 30' per unit / 60' per building
Setbacks/Buffering and Screening	25' Front Yard 25' Rear Yard 7.5' Side Yards No required buffering and screening	10' Front Yard 10' Rear Yard (with buffer) 0' - 13' Side Yards 15-20' buffer and screening
Height	35'	35'
Additional Information:		
PD Variation(s)	None	requested as part of this application
Waiver(s) to the Land De	evelopment	requested as part of this application
Planning Commission Recommendation:		evelopment Services ecommendation:
Consistent		pprovable, subject to proposed onditions

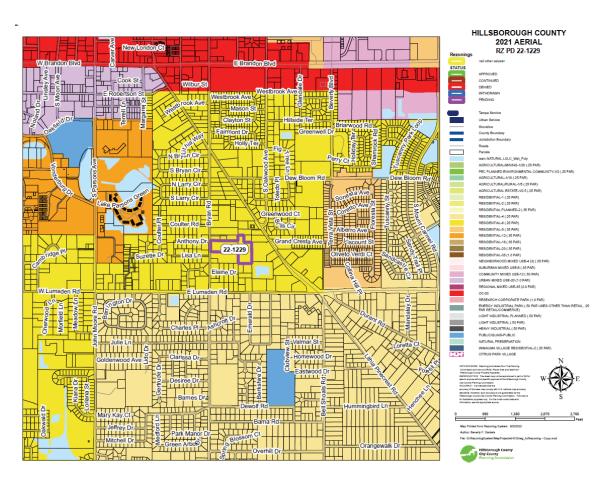
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

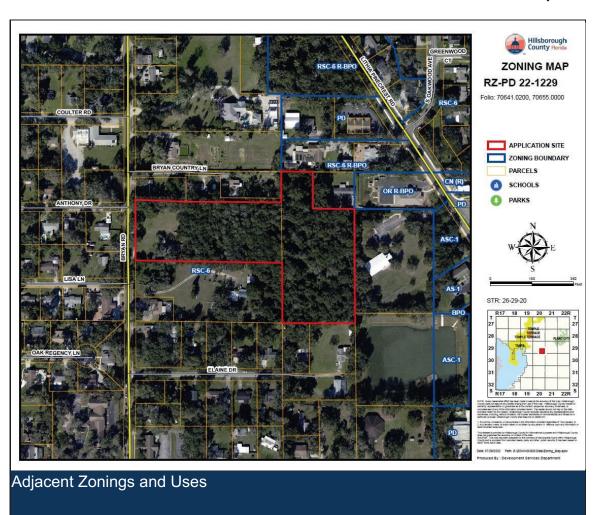
The site is located within the Brandon community, north of Lumsden Road and west of Lithia Pinecrest Rd. The general area consists of residential uses, with commercial uses present at the intersection of Lumsden Road and Lithia Pinecrest Road. Properties abutting Lithia Pinecrest Road are within the Restricted-Business Professional Office (R-BPO) overlay, which if approved by the BOCC allow the properties to be used for office uses. These uses may convert an existing residential structure to an office use or develop a new office structure on the site.

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



Subject Site Future Land Use Category:	RES-6
Maximum Density/F.A.R.:	6 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi- purpose projects and mixed use development.

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

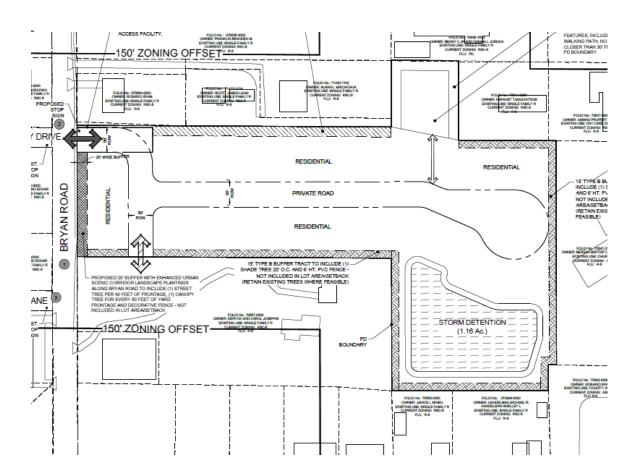


Location:		Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 RSC-6 (R-	RSC-6: 6 u/a RSC-6 (R-BPO): 6 u/a for residential or 6,000 sf for office	Family Residential RSC- 6 (R-BPO): Residential or	RSC-6: Single- Family Residential RSC-6 (R- BPO): Single- Family Residential
South	RSC-6	lh 11/2		Single-Family Residential

East	RSC-6	ID 11/3	Single-Family Residential	Church
West	RSC-6	In 11/2		Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



Adjoining Roadways							
Road Name	Classification County Collector Urban	Current Condi 2 Lanes ⊠Substandard □Sufficient RC	Road		Corrido	r Prese ess Im	provements ervation Plan provements Road Improvemen
Project Trip Generation	on □Not applicable	for this request	:				
Project mp delierati	Average Annu			Peak Hour	Trips	Р.	M. Peak Hour Trip
Existing	45			36		48	
Proposed	45	3		36			48
Difference (+/-)	+()		+0			+0
*Trips reported are ba				e noted.			
Connectivity and Cros	ss Access Not app	olicable for this re					
Project Boundary	Primary Access	Connectivity		Cro	ss Access]	Finding
North		None	. 100033	None			Meets LDC
South		Vehicular & Ped	estrian	None			Meets LDC
East		None		None			Meets LDC
West	X	None		None			Meets LDC
0 ADDITIONA		RMATION	& AGE	NCY C	ОММІ	ENT	S SUMMAR
atural Resourc	es						
l Yes ⊠No							
onservation & I	Environ. Land	ls Mgmt.					
l Yes ⊠No							
heck if Applical Wetlands/Oth		aters					
	er Surface Wa		d Credi	t			

□ Potable Water Wellfield Protection Area□ Coastal High Hazard Area			
☐ Urban/Suburban/Rural Scenic Corridor ☐ Ad	jacent t	o ELAPP property	
□ Other			
Additional Information/Comments			
Public Facilities:			
Transportation			
oxtimes Design Exc./Adm. Variance Requested $oxtimes$ Of	f-site Im	nprovements Provi	ded
Service Area/ Water & Wastewater			
⊠Urban □ City of Tampa □Rural □ City of Temple Terrace			
Hillsborough County School Board			
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A Inadequate	e □ K-5	□6-8 □9-12 □N/A	A
Impact/Mobility Fees (Fee estimate is based of 1,500 sf per Unit duplex / (3,000 sq ft building)	n per u	nit basis as detaile	ed)
Mobility per unit: Parks per unit: School per unit: Fire per unit: Total per unit = \$18,416 / one building would be Urban Mobility, South Park/Fire - 48 duplex unit		32 (2 units in a dup	olex)
Planning Commission			
☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A	⊠ Yes □ No	☐ Inconsistent ⊠ Consistent	□ Yes ⊠No

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a two-family attached project which does not exceed the maximum density permitted within the area. Due to the size of the project, land area is available to mitigate for compatibility concerns with the use of setbacks, buffers and screening. Each building will be comparable to a single-family home both in scale and appearance. Additional requirements, such as enhanced building design and garage placement, are proposed which exceed those required in a standard zoning district and improve the overall project.

Residential uses are found to the north of the project. The project will provide 15' to 20' wide buffers along the northern PD boundary. These buffers will not be included as part of the abutting lot yet provide additional separation. The rear yard setback will be increased along portions of the northern PD boundary, which when combined with the buffer, will provide a minimum of 30 to 35 feet from the common boundary. This setback meets or exceeds the 2:1 setback required for buildings over 20' in height. Screening within the buffers will consist of trees (existing and newly planted) and a 6' PVC high fence. Buffering and screening along this boundary is not required by the Land Development Code.

The recreation/open space along the north will provide passive recreation and open space uses. All passive recreation uses, such as a walking path, will maintain a minimum setback of 30' along all boundaries. Active recreation uses, such as a playfield or courts, are not proposed.

Property to the immediate east is developed with a church. The project will provide a 15' wide buffer along the eastern PD boundary. The rear yard setback will be increased, which when combined with the buffer, will provide a minimum of 30 feet from the common boundary. This setback meets the 2:1 setback required for buildings over 20' in height. Screening within the buffer will consist of trees (existing and newly planted) and a 6' high PVC fence. Buffering and screening along this boundary is not required by the Land Development Code.

Properties to the south are developed with single family residential. The southeastern portion of the project will be used for a 1.16 acre storm detention pond. Buffering and screening along the entire southern boundary will be provided. The buffer will be a minimum of 15' in width and will not be part of the abutting lots. Screening will consist of trees (existing and newly planted) and a 6' high PVC fence. Structures will be a minimum of 30 feet from the common boundary due to the buffer combined with an increased rear yard setback. This setback meets the 2:1 setback required for buildings over 20' in height. Buffering and screening along this boundary is not required by the Land Development Code.

The project's proposed scale and design will result in two-family residential structures that will have an appearance similar to a single-family detached structure. Each residential building will consist of 2 units, each on a 30 foot wide lot. The overall building will be situated on 60 feet, which is comparable to the RSC-6 minimum lot standard of 70 feet. Each 2-unit residential structure will have a maximum building size of 2,040 sf (1,020 sf per unit), which is 710 sf smaller than the maximum building size available under the RSC-6 zoning district. Like the adjacent RSC-6 zoning districts, building height is limited to 35 feet. Each unit will provide parking within individual garages, rather than a surface parking area, which are side loaded and not oriented towards the street. Building design will be enhanced beyond what is required in a standard zoning district. This includes the use of front porches, architectural elements, pitched roofs, and use of different siding materials.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 17, 2023. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett with the law firm Hill Ward and Henderson testified on behalf of the applicant Onyx and East. Ms. Corbett stated that Onyx and East previously appeared at the Zoning Hearing Master hearing for another property located on Fern Hill Road where they proposed a development with T & D standards that incorporated great architectural features.

Mr. Stephen Sposato testified on behalf of the applicant and stated that he is a Certified Planner and that he would be discussing the site design related to the consistency and compatibility of the project. Mr. Sposato showed a PowerPoint presentation and stated that the site is 8.14 acres in size and located within the Brandon Community Plan. A neighborhood meeting was held on November 11th of last year. He described the surrounding area and the Comprehensive Plan factors and stated that the area is a mix of land uses with a church to the east, commercial to the south also with a group home and residential across the street with another church and day care center. Mr. Sposato described the proposed site plan with two-family attached dwelling units. The units will be two-stories in

height. The main access will be on the road to the south and the plan has been designed to address compatibility with open space and buffering. He detailed the specifics regarding buffering and screening. Mr. Sposato summarized his presentation by stating that the project has a T & D theme with the proposed density consistent with the Comprehensive Plan. Buffering and screening as well as open space has been incorporated to complement the surrounding area.

Mr. Steve Henry 5023 West Laurel testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that he did the traffic analysis for the project which showed that Bryan Road will operate at an acceptable level of service with the project traffic. He concluded his remarks by submitting a copy of the 2020 Hillsborough County Level of Service report which also shows that Bryan Road is currently operating at an acceptable level of service. An administrative variance for Bryan Road which is a substandard road was deemed approvable by the County Engineer.

Ms. Michelle Heinrich, Development Services Department testified regarding the County's staff report. Ms. Heinrich stated that the request is to rezone from RSC-6 to Planned Development to permit 48 residential units. The rezoning is necessary to allow the two-family attached units which are not permitted in the RSC-6 zoning district. She added that the rezoning also provided the opportunity to require development standards that are not found in standard zoning districts. Ms. Heinrich testified that the project is compatible with the surrounding area due to the proposed buffering and screening and development standards. She described the surrounding land uses and stated that buffering and screening is not required but is being provided by the developer. The maximum building height is 35 feet which is the same in the RSC-6 zoning district. Ms. Heinrich described the proposed lot layout and setbacks and stated that there will be 24 two-family attached buildings with enhanced building design using front porches, pitched roofs and varying design materials. Staff recommends approval.

Ms. Jillian Massey of the Planning Commission staff stated that the property is designated Residential -6 Future Land Use category and located in the Urban Service Area and the Brandon Community Planning Area. She testified that the maximum number of units that could be considered is 48 and the minimum is 36 therefore the rezoning meets the minimum density requirement. She stated that the rezoning meets the compatibility requirements of Policy 1.4 as well as Objective 16 regarding infill development that is compatible with the surrounding area. Ms. Massey stated that the request is consistent with Goal 6 and Strategies 3,4 and 5 of the Brandon Community Plan which require each of the characteristics to follow a specific development pattern and be compatible with the surrounding area. Ms. Massey testified that the rezoning is consistent with the Comprehensive Plan.

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

Mr. Alan Daoud 3007 Drakes Landing Court Valrico testified in support.

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

Mr. Todd Pressman 200 2nd Avenue South #451 St. Petersburg testified and stated that he was representing members of the Brandon community. Mr. Pressman stated that there is a history of denial in 2015 for the property from RSC-6 to RSC-9. He added that it is his opinion that is the key that has been missed by the staff as they did not consider the character and established development pattern with large lots and very low density. Mr. Pressman testified that the minimum lot size is 2,400 square feet. A review of the aerial shows very large lots therefore the lots are very different from the proposed plan. The Planning Commission staff stated that the area has single-family residential but did not say what type of residential or that they are large lots. Mr. Pressman showed a graphic to discuss the opposition to the rezoning application. He concluded his comments by submitting the graphic and prior zoning record to the Clerk.

Ms. Wendy Oliverio 717 Bryan Road testified in opposition. Ms. Oliverio stated that she has lived there since 2006 and spearheaded the opposition as she did in 2015. Her biggest issue is compatibility. The houses in the area are mostly from the 1960's and are one-story in height. Ms. Oliverio stated that her other concern is the transportation study that was done by the applicant. She said it was conducted in July which is when school is out of session. She concluded her presentation by submitting petitions in opposition to the request into the record.

Ms. Dina Cagnina 713 Coulter Place testified in opposition. Ms. Cagnina stated that she has lived there over 50 years and added that the duplex development does not fit in the neighborhood and is not compatible with the single-family one story homes. She added that the project will increase noise, effect the water pressure, and add traffic to already congested roads.

Ms. Lisa Dunsmore 703 Coulter Place testified in opposition. Ms. Dunsmore stated that the person who testified in support does not live in Brandon. She has lived in her house over 50 years and the project does not work with the area and she asked that the rezoning be denied.

Ms. Lisa Knox 508 South Bryan Circle testified in opposition. She stated that her husband moved into their house in 1963. Ms. Knox stated that she is opposed because the townhouse is not compatible with the single-family community. She discussed the traffic which has increased over the years and the impact of the additional project traffic. Ms. Knox showed a photos to discuss the backup of traffic trying to access Lumsden Road. She referenced the 2020 Level of Service report. Ms. Knox testified that the property is a haven for wildlife and that it would be a shame to bulldoze the property.

County staff did not have additional comments.

Ms. Corbett asked Mr. Henry to testify during the rebuttal period.

Mr. Steve Henry 5023 West Laurel testified on behalf of the applicant regarding the parking study. Mr. Henry stated that the parking analysis is dated September and the traffic counts were done in August when school was in session. Regarding the level of service, the County's Level of Service report shows that the road is LOS D which is an acceptable level of service. Mr. Henry testified that the County's staff report states that there is no increase in traffic when compared to what could be developed on-site under the current zoning.

Ms. Corbett continued her rebuttal testimony by saying the Mr. Pressman stated that the Planning Commission did not review the character of the surrounding area. She added that they did review it as it is thoroughly explained in their report. Also, the Development Services planner detailed the character of the area and determined that the proposed use is compatible with the surrounding area. Ms. Corbett testified that the surrounding area includes other townhome development therefore it is factually inaccurate to say the predominate use is single-family. Regarding height, the one-story homes may be one-story today but they are permitted to be a maximum of 35 feet which equates to a two-story home. Ms. Corbett detailed the 2015 rezoning request and stated that the request was for a standard RSC-9 zoning district. Therefore no commitments could be provided. The subject rezoning is different in that the developer has committed to significant buffering and screening as well as almost 50% of open space. There are commitments regarding architecture. She added that today is a very different time regarding housing demand and prices and housing affordability. Most people in 2015 could afford a single-family home in Brandon which is not the case currently. Ms. Corbett submitted 13 letters of support and stated that there is a corresponding map to show where they live.

The hearing was then concluded.

EVIDENCE SUBMITTED

- *Mr. Sposato submitted a copy of his PowerPoint presentation into the record.
- *Mr. Henry submitted a copy of the 2020 Hillsborough County Level of Service report into the record.
- *Mr. Pressman submitted a copy of his PowerPoint presentation and records from the prior rezoning into the record.
- *Ms. Oliverio submitted petitions in opposition into the record.
- *Ms. Knox submitted her written comments in opposition, a portion of the 2020 Hillsborough County Level of Service report and photos into the record.
- *Ms. Corbett submitted letters in support into the record.

PREFACE

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

FINDINGS OF FACT

- The subject site is 8.14 acres in size and is zoned Residential Single-Family-6 (RSC-6) and designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located in the Urban Service Area and the Brandon Community Planning Area.
- 2. The rezoning is requested to develop 48 two-family attached dwelling units.
- 3. No Planned Development variations or waivers are requested.
- 4. The Planning Commission staff testified that the rezoning meets the minimum density requirement as well as the compatibility requirements of Policy 1.4 and Objective 16 regarding infill development being compatible with the surrounding area. Staff found the request is consistent with Goal 6 and Strategies 3,4 and 5 of the Brandon Community Plan which require each of the characteristics to follow a specific development pattern and be compatible with the surrounding area. The Planning Commission staff found the request consistent the Comprehensive Plan.
- 5. The surrounding parcels are zoned RSC-6 and developed with residential, institutional and residential support land uses.
- 6. The applicant has committed in the proposed zoning conditions to provide buffering and screening that is not required by the Land Development Code. These buffer include the 15 to 20 foot wide buffer along northern boundary, 15 foot wide buffer along the eastern boundary and 15 foot buffer along the southern boundary. The screening will consist of trees (both existing and newly planted) and a 6 foot high PVC fence.
 - A 30 foot buffer with enhance Scenic Corridor landscaped plantings will be provided along the western boundary (Bryan Road frontage). The screening will consist of 1 street tree per 40 feet of frontage, 1 canopy tree per 50 feet of frontage and a decorative fence.
- 7. A stormwater detention pond is proposed at the southeast portion of the site and will serve as additional buffering from the adjacent neighbors to the south and east.

- 8. A recreation/open space area on the northern boundary will provide passive recreation and open space. The area will include a walking path and be setback 30 feet from the northern boundary.
- 9. The residential structures are required by the proposed zoning conditions to be constructed in general compliance with the elevations provided on the general site plan and implement design features such as a pitched/hip roof, provide windows on the first and second floor on the street facing façade, provide an entry door with covered porch or stoop on the street facing façade and side loaded garages that are flush with the side façade of the structure.
- 10. The maximum building height is 35 feet which is the same as the surrounding RSC-6 zoning district maximum permitted height.
- 11. One person testified in support of the rezoning at the Zoning Hearing Master hearing.
- 12. Several citizens testified in opposition to the rezoning at the Zoning Hearing Master and submitted petitions in opposition into the record. The concerns expressed focused on the existing residential character of the surrounding neighborhoods which were described as one-story homes that were constructed in the 1960's and the proposed two-story attached homes being incompatible with the existing single-family homes. Additionally, neighbors were concerned with the existing congestion on roadways in the area and the possible negative impact created by the project traffic. One neighbor testified that the applicant's transportation analysis did not include the neighboring school traffic as it was conducted in July when school was not in session. Testimony in opposition also included mention of a prior rezoning on the subject property in 2015 that requested the RSC-9 zoning district that was denied by the Board of County Commissioners.
- 13. The applicant's representative testified in rebuttal that the older one-story homes were located in the RSC-6 zoning district which permits a maximum height of 35 feet and could be rebuilt or redeveloped as a two-story home.
 - It is noted that the maximum height requested under the Planned Development zoning is also 35 feet.

- 14. The applicant's transportation engineer testified during the rebuttal period that Bryan Road operates at an acceptable Level of Service both before and after the project traffic. The transportation engineer also testified that the transportation analysis traffic counts were conducted in August when the neighboring school was in session.
 - It is noted that County transportation staff concluded that there is no increase in traffic with the subject project as compared to the existing entitlements under the current zoning district.
- 15. The applicant's representative testified during rebuttal that the 2015 rezoning on the subject property from RSC-6 to RSC-9 which was denied by the Board of County Commissioners presented different issues than the subject rezoning application. The standard RSC-9 zoning district does not allow zoning conditions to be attached to the zoning which would memorialize additional mitigation such as increased buffering and screening and design standards as is the case with the current Planned Development zoning district.
- 16. The rezoning to Planned Development for the development of 48 two-family attached dwelling units (24 structures) is consistent with the RES-6 Future Land Use category and provides an alternative housing choice for the community. The applicant's commitment to additional buffering and screening, the placement of the stormwater pond and a passive recreational space all serve to mitigate the impacts of the project to the adjacent single-family homes. Further, the applicant will be required to construct the dwelling units in general compliance with the elevations provided on the site plan which include design features that increase compatibility with the neighborhoods in the area. The project is compatible with the residential land uses in the area and meets the intent of the Land Development Code and Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The request is to rezone 8.14 acres from RSC-6 to Planned Development is to develop 48 two-family attached dwelling units. No Planned Development variations or waivers are requested.

The Planning Commission testified that the rezoning meets the minimum density requirement as well as the compatibility requirements of Policy 1.4 and Objective 16 regarding infill development being compatible with the surrounding area. Staff found the request is consistent with Goal 6 and Strategies 3,4 and 5 of the Brandon Community Plan which require each of the characteristics to follow a specific development pattern and be compatible with the surrounding area. The Planning Commission staff found the request consistent the Comprehensive Plan.

The applicant has committed to significant mitigation conditions that include increased buffering and screening where no buffering and screening is required, design features and elevations that are shown on the general site plan, a passive recreational area with a walking trail and a stormwater pond adjacent to residential homes that will all serve to address the compatibility of the project in the neighborhood.

One person testified in support of the rezoning at the Zoning Hearing Master hearing. Several citizens testified in opposition to the rezoning at the Zoning Hearing Master and submitted petitions in opposition into the record. The concerns expressed focused on the existing residential character of the surrounding neighborhoods which were described as one-story homes that were constructed in the 1960's and the proposed two-story attached homes being incompatible with the existing single-family homes. Additionally, neighbors were concerned with traffic and a prior rezoning on the subject property in 2015 that requested the RSC-9 standard zoning district that was denied by the Board of County Commissioners.

The applicant's representative testified that surrounding RSC-6 zoning district permits a maximum height of 35 feet which is the same as the proposed subject two-family attached dwelling units and the older single-story homes could be remodeled or reconstructed with a second story. The applicant's transportation engineer testified during the rebuttal period that Bryan Road operates at an acceptable Level of Service both before and after the project traffic. County transportation staff concluded that there is no increase in traffic with the subject project as compared to the existing entitlements under the current zoning district. The applicant's representative testified during rebuttal that the 2015 rezoning on the subject property from RSC-6 to RSC-9 which was denied by the Board of County Commissioners presented different issues than the subject rezoning application. The standard RSC-9 zoning district does not allow zoning conditions to be attached to the zoning which would memorialize additional mitigation such

as increased buffering and screening and design standards as is the case with the current Planned Development zoning district.

The rezoning to Planned Development for the development of 48 two-family attached dwelling units (24 structures) is consistent with the RES-6 Future Land Use category and provides an alternative housing choice for the community. The applicant's commitment to additional buffering and screening, the placement of the stormwater pond and a passive recreational space all serve to mitigate the impacts of the project to the adjacent single-family homes. Further, the applicant will be required to construct the dwelling units in general compliance with the elevations provided on the site plan which include design features that increase compatibility with the neighborhoods in the area. The project is compatible with the residential land uses in the area and meets the intent of the Land Development Code and Comprehensive Plan.

RECOMMENDATION

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

February 7, 2023

Susan M. Finch, AICP Land Use Hearing Office

Sum M. Fine

Date



Unincorporated Hillsborough County Rezoning				
Hearing Date: January 17, 2023 Report Prepared: January 5, 2023	PD22-1229 Folios 70655.0000 and 70641.0200 Southwest of South Lithia Pinecrest Road, north of Lumsden Road, east of South Bryan Road and south of Bryan Country Lane			
Summary Data:				
Comprehensive Plan Finding:	CONSISTENT			
Adopted Future Land Use:	Residential-6 (RES-6) (6 du/ ac; 0.25 FAR)			
Service Area	Urban Service Area (USA)			
Community Plan:	Brandon			
Requested Zoning:	Requesting a rezoning from Residential Single Family Conventional-6 (RSC-6) to Planned Development (PD) for the purpose of developing 48 townhomes			
Parcel Size (Approx.):	8.1 +/- acres (square feet?)			
Street Functional Classification:	South Lithia Pinecrest Road- Arterial Lumsden Road- Arterial South Bryan Road - Collector Bryan Country Lane - Local Road			
Locational Criteria	Not Applicable			
Evacuation Zone	None			



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

Context

- The 8.1 +/- acre subject property is identified with Folio: 70655.0000 and 70641.0200, located southwest of South Lithia Pinecrest Road, north of Lumsden Road, east of South Bryan Road and south of Bryan Country Lane.
- The applicant is requesting a rezoning from Residential Single Family Conventional-6 (RSC-6) to Planned Development (PD) for the purpose of developing 48 townhomes.
- The site is located within the Urban Service Area and is located within the limits of the Brandon Community Plan in the Suburban Character District.
- The subject property is located within the Residential-6 (RES-6) Future Land Use category, which has a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. This FLU category has typical uses of residential, suburban scale neighborhood commercial, office, and multi-purpose or mixed-use projects at appropriate locations.
- The subject property is surrounded by the RES-6 Future Land Use category in all directions.
- The property is currently a residential use. Much of the area surrounding the subject property includes single-family residential and public/institutional uses. However, abutting to the northeast is light commercial and business professional use.

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 Boundary

This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl.

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.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

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

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

MM 22-1229

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Neighborhood/Community Development

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

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

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

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

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

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

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

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or

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

Livable Communities Element: Brandon Community Plan

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

Strategies:

- **3.** Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.
- **4.** Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.
- **5.** General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.
 - d. Suburban Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

Staff Analysis of Goals, Objectives and Policies:

The 8.1 +/- acre subject property is generally located southwest of South Lithia Pinecrest Road, north of Lumsden Road, east of South Bryan Road and south of Bryan Country Lane. The site is located within the Urban Service Area and is located within the limits of the Brandon Community Plan in the Suburban Character District. The applicant is requesting a rezoning from Residential Single Family Conventional-6 (RSC-6) to Planned Development (PD) for the purpose of developing 48 townhomes. The subject property is located within the Residential-6 (RES-6) Future Land Use category, which has a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The subject property is surrounded by the RES-6 Future Land Use category in all directions.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element (FLUE) by providing growth within the Urban Service Area. The maximum number of units that can be considered for the property is 48 units (8.1 acres x 6 du/ga). Per FLUE Policy 1.2, the minimum density required is 36 dwelling units and the proposed development will meet minimum density requirements.

The proposal also meets the compatibility requirements of FLUE Policy 1.4 which desires compatibility with the immediate area and surrounding uses. There is an established suburban residential development pattern in the area. Most of the area surrounding the subject property includes single-family residential and public/institutional uses. The property does not abut any multi-family residential, and the nearest multi-family is located 0.16 of a mile to the south and 0.38 miles to the northwest. However, the applicant has agreed to commit to an architect design and enhanced buffer to the north which staff have found to be an acceptable mitigation technique as it allows the development to be compatible with the predominant character of the area, which is single-family residential.

The proposal meets the intent of Objective 16 and its accompanying Policies 16.2, 16.3, 16.8 and 16.10 that require new development, infill and redevelopment to be compatible with the surrounding area in character, lot size and density. In this case, to the north are single family homes that will be substantially buffered using landscape buffer tracts. The building heights proposed are consistent with the current and adjacent zoning. In addition, cross connections are being proposed for the southern property.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed development of 48 lots is consistent with this policy direction based on the surrounding development pattern and previously mentioned mitigation efforts.

Goal 6 and Strategies 3, 4 and 5 of the Brandon Community Plan require each of the character districts to follow a specific development pattern and be compatible with the surrounding area. The subject property is located within the Suburban Character district of the Brandon community Plan where the residential is predominantly single-family detached homes with side and perimeter yards on one-quarter acre or less. The district also allows for a wide range of residential building types such as single-family detached, single-family attached and townhouses. The proposed site plan, received by county staff on December 27, 2022, shows 48 two-family (duplex) platted lots that are a minimum of 2,400 square feet which is consistent with the vision of the Suburban Character District. Furthermore, new development/redevelopment would be required to build internal

sidewalks and connect to existing external sidewalks or trails and the proposed site plan shows pedestrian connections to the north, east and south. The applicant's proposed conditions have been reviewed and accepted by the Department of Development Services, which commits to residential structures being constructed in general compliance with the elevations provided on the general site plan.

Overall, the rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan and is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

2021 AERIAL RZ PD 22-1229

<all other values:

CONTINUED

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DI PURION

Tampa Service WITHDRAWN PENDING DENIED

Jurisdiction Boundar County Boundary

Urban Service

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.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) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR) PUBLIC/QUASI-PUBLIC

John Moore Rd

Morfield Ln

Cherwood

W.Lumsden Rd

Caling Pildge Pil

Kiana Dr Loriana St

Oakwald Dr

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE

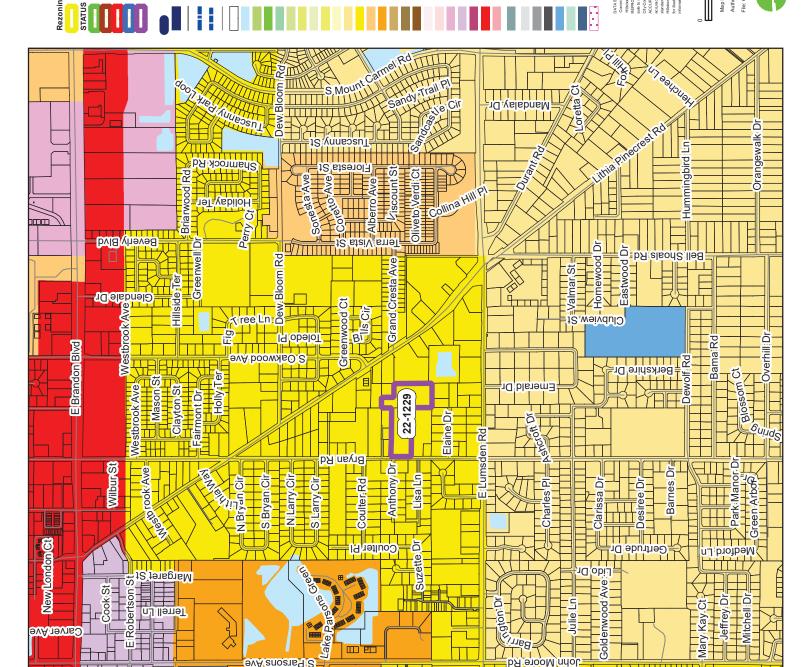
2,070 1,380

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Fle: G:\RezoningSystem\Map

Map Printed from Rezoning System: 8/2/2022

Author: Beverly F. Daniels



S Parsons Ave

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GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY **DEVELOPMENT SERVICES DEPARTMENT**

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

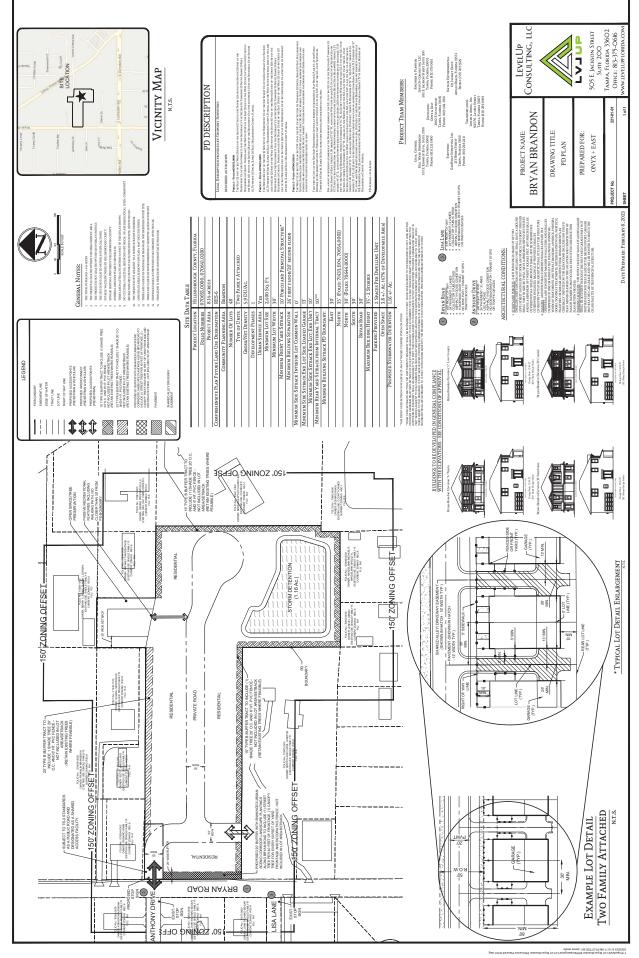
Harry Cohen Ken Hagan Pat Kemp Gwendolyn "Gwen" Myers Kimberly Overman Mariella Smith Stacy R. White **COUNTY ADMINISTRATOR**

Bonnie M. Wise **COUNTY ATTORNEY** Christine M. Beck **INTERNAL AUDITOR** Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Bryan Brandor	n PD			
Zoning File: RZ-PD (22-1229)	Modification: None			
Atlas Page: None Submitted: 02/09/23				
To Planner for Review: 02/09/23	Date Due: ASAP			
Contact Person: Stephen Sposato	Phone: 813-375-0616/ stephen@levelupflorida.com			
Right-Of-Way or Land Required for [Dedication: Yes No			
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Department Site Plan for the following reasons:	ent RECOMMENDS DISAPPROVAL of this General			
Reviewed by: Michelle Heinric	ch Date: 2/10/23			
Date Agent/Owner notified of Disapp	roval:			



22-1229

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 01/09/2023

REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Brandon/ Central
PETITION NO: PD 22-1229

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- If PD 22-1229 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated January 6, 2023) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on January 9, 2023). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Bryan Road to county standard.
- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

Other Conditions

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

o Shift the shared access facility north in order to be flush with the property line to the north.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling \pm 7.83 acres from Residential Single Family Convention \pm 6 (RSC-6) to Planed Development (PD). The proposed Planned Development is seeking entitlements for 48 Duplex Single Family Dwelling Units. The site is generally located on the eastern side of Bryan Road, \pm 910 feet north of the intersection of Lumsden Road and Bryan Road. The Future Land Use designation of the site is Residential \pm 6 (R-6).

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation indicating the proposed use does not generate more than 50 peak hour trips and as such a detailed transportation analysis is not required. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour		Hour Trips
<u>C</u>	Two-Way Volume	AM	PM
RSC-6, 48 Single Family Dwelling Units (ITE code 210)	453	36	48

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
<u> </u>	Two-Way Volume	AM	PM
PD, 48 Single Family Dwelling Units (ITE code 210)	453	36	48

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trip	
Zonning, Lane Ose/Size	Two-Way Volume	AM	PM
Difference	+0	+0	+0

The proposed rezoning would not result in any change in daily trips, a.m. peak hour, or p.m. peak hour trips potentially generated by development of the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property has frontage on Bryan Road. Bryan Road is 2-lane, substandard, Hillsborough County maintained, collector roadway, characterized by +/-10 ft. travel lanes. The existing right-of-way on Bryan Road is +/-55 feet. There are sidewalks on the east side of Bryan Road in the vicinity of the proposed project.

REQUESTED VARIANCE - BRYAN ROAD

Bryan Road is a substandard road. The land development code indicates that a developer would need to improve the road up to county standards unless an Administrative Variance is submitted and found approvable. The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated January 6, 2023) Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards. The Administrative Variance was found approvable by the County Engineer (on January 9, 2023). If the rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request, upon which the developer will not be required to improve Bryan Road to county standard.

SITE ACCESS

The project is proposing a full access connection on Bryan Road. A Vehicular and Pedestrian connection to the south is included to provide a connection for future development. The internal roadway will be built to HC TTM TS-3 standards for the first 150 feet in order to provide a shared access facility to accommodate future redevelopment to the north. The remaining internal roadway will be built to HC TTM private roadway standards.

ROADWAY LEVEL OF SERVICE (LOS)

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Bryan Road	Bloomingdale Ave	SR 60/Brandon Blvd	D	D

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Bryan Road	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	453	36	48
Proposed	453	36	48
Difference (+/-)	+0	+0	+0

^{*}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		None	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West	X	None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request	Туре	Finding		
Bryan Road/ Substandard Road	Administrative Variance Requested	Approvable		
Notes:				

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		See Staff Report.	

From: Williams, Michael

Sent: Monday, January 9, 2023 3:30 PM

To: Steven Henry

Cc: Stephenson, Trent (Trent@levelupflorida.com); Heinrich, Michelle;

Steady, Alex; Tirado, Sheida; PW-CEIntake

Subject: FW: RZ PD 22-1229 Administrative Variance Review

Attachments: 22-1229 AVReg 01-06-23.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 22-1229 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Cintia Morales (moralescs@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 <u>PW-CEIntake@hillsboroughcounty.org</u>

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: Monday, January 9, 2023 11:46 AM

To: Williams, Michael < Williams M@Hillsborough County. ORG >

Subject: RZ PD 22-1229 Administrative Variance Review

Importance: High

Hello Mike,

The attached Administrative Variance is approvable to me, please send your response to the following people:

shenry@lincks.com trent@levelupflorida.com heinrichm@hillsboroughcounty.org steadya@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: <u>HCFLGov.net</u>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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LINCKS & ASSOCIATES, INC.

January 6, 2023

Mr. Michael Williams, PE County Engineer, Development Review Director Hillsborough County 601 East Kennedy Blvd., 20th Floor Tampa, FL 33602

Re: Bryan Brandon

PĎ 22-1229

Folio 70655.0000 & 70641.0200 Lincks Project Number: 22157

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road. The developer proposes to rezone the subject property to Planned Development to allow up to 48 Single Family Duplexes.

The access to serve the project is proposed to be as follows:

- One (1) full access to Bryan Road that is to align with Anthony Drive on the west side of Bryan Road.
- Future cross access with the property to the south

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Bryan Road is a collector roadway.

Table 1 provides the trip generation for the proposed land use.

Bryan Road from the project access to the nearest standard road (Lumsden Road) is a two (2) lane rural roadway.

The request is to waive the requirement to improve Bryan Road (between the project access and Lumsden Road) to current County roadway standards, the standards for which are found within the Hillsborough County Transportation Technical Manual. The variance requested is to the TS-7 standards which are as follows:

1. Right of Way – TS-7 has 96 feet of right of way. There is approximately 50 feet of right of way along the subject segment of the roadway.

5023 West Laurel Street Tampa, FL 33607 813 289 0039 Telephone 8133 287 0674 Telefax www.Lincks.com Website Mr. Mike Williams January 6, 2023 Page 2

- 2. Lane Width TS-7 has 12 foot lanes. The existing roadway has 11 foot lanes.
- 3. Shoulders TS-7 has 8 feet shoulders with 5 feet paved. There are limited shoulders along the road.
- 4. Sidewalk TS-7 has 5 feet sidewalk on both sides of the roadway. There is sidewalk on the east side of the roadway along the subject segment of the roadway.

Per LDC Section 6.04.02.B criteria answers below:

(a) there is an unreasonable burden on the applicant

There is limited right of way along the subject segment of Bryan Road. To provide the TS-7 would require the acquisition of additional 46 feet of right of way. Given the size of the project, the acquisition of the right of way is not financially feasible. In addition, there are utility poles and water lines along the west side of the road that would have to be relocated. Again, given the scale of the project, the relocation of these utilities is not financially feasible. Due to limited right of way and utility conflicts, it would be an unreasonable burden for the applicant to improve the roadway to TS-7 standards.

(b) the variance would not be detrimental to the public health, safety and welfare

For the following reasons the variance would not be detrimental to the public health, safety and welfare.

- 1. The project would add limited additional traffic to Bryan Road.
- 2. The project access is to align with Anthony Drive.
- 3. There is existing sidewalk on the east side of Bryan Road, the same side as the project.
- (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

Bryan Road is the only access for the project, therefore without the variance, reasonable access to the property could not be provided.

Mr. Mike Williams January 6, 2023 Page 3

Please do not hesitate to contact us if you have any question	s or require any additional
information.	manuscra for
Best Regards	
Steven J Hepry	XXX
President	CHXXXX
Lincks & Associates, Inc.	The state of the s
P.E. #51555	A STATE OF THE STA
T.L. #31333	Jewining.
Based on the information provided by the applicant, this	request is:
bacca on the mornance process by the approximation	
Disapproved	
Approved	
Approved with Conditions	
If there are any further questions or you need clarification L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcou	
Date	
	Sincerely,
	Michael J. Williams
Hills	borough County Engineer
	3

Mr. Mike Williams January 6, 2023 Page 4

TABLE 1

TRIP GENERATION (1)

lour		Total	41
M Peak Hour	Trip End	In Out Total	15
P		듸	26
Jour	S	Total	38
Peak	rip End	Ont	29
AM Peak Hour Trip Ends	듸	0	
	Daily	Trip Ends	383
		Size	48 DU's
	빝		220
		Land Use	Duplex

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

	R	eceived January 6, 2023 evelopment Services	3
		overeprinerit cervices	
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	APPENDIX		
		1	
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	Received January 6, 2023 Development Services
PD PLAN	

LINCKS & ASSOCIATES, INC.

LISA LANE

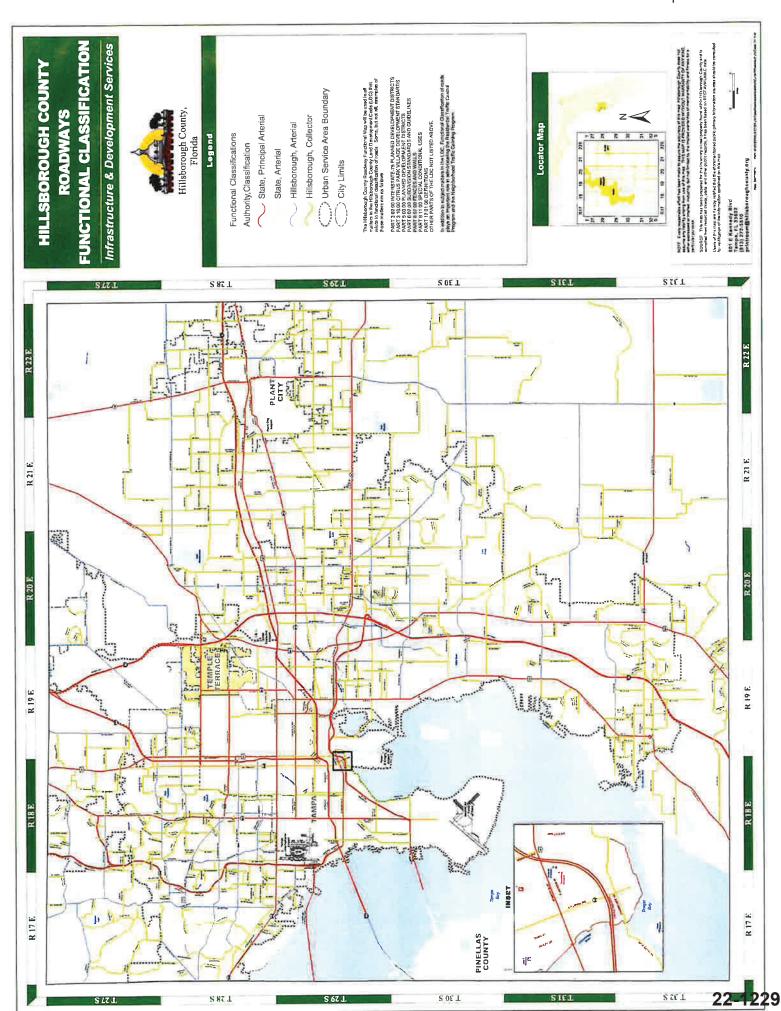
HILLSBOROUGH COUNTY ROADWAY FUNCTIONAL CLASSIFICATION MAP

LINCKS & ASSOCIATES, INC.

Received January 6, 2023

Development Services

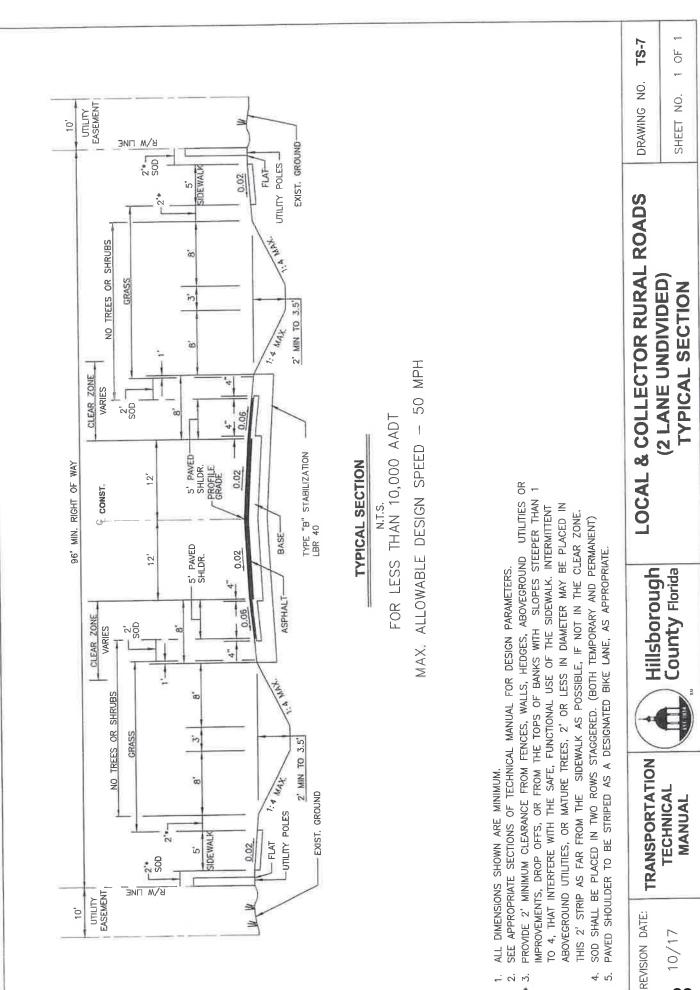
22-1229





TS-7



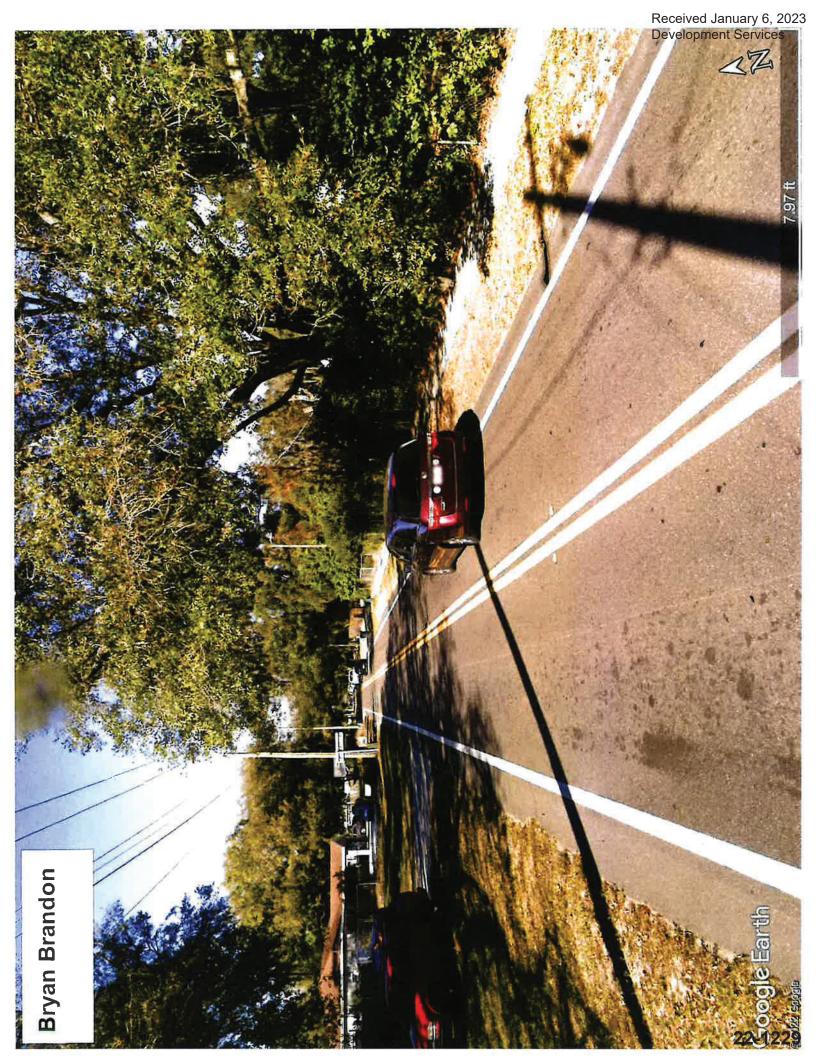


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		Received January 6, 2023 Development Services
	STREET VIEW PICTURES	







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AGENCY COMMENT SHEET

100 100
COMMENT DATE: August 17, 2022
PROPERTY ADDRESS: 813 Bryan Rd, Brandon, FL 33511
FOLIO #: 0706550000, 0706410200
STR: 26-29S-20E

REQUESTED ZONING: : RSC-6 to PD

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	08/17/2022	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	NA	
SOILS SURVEY, EPC FILES)		

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

My/aow

cc: <u>stephen@levelupflorida.com</u> Jacob.egan@onyxandeast.com



Adequate Facilities Analysis: Rezoning

Date: 09/19/2022 **Acreage:** ±8.14 acres

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: RZ 22-1229 Future Land Use: Residential-6

HCPS #: RZ-472 Maximum Residential Units: 48 Units

Address: East side of Anthony Dr and Bryan Rd Residential Type: Single-Family Attached

Parcel Folio Number(s): 070655.0000; 070641.0200

School Data	Brooker Elementary	Burns Middle	Bloomingdale High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1,002	1,398	2,088
2020-21 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	764	1,294	2,088
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	76%	93%	100%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 09/19/2022	33	26	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	6	3	4
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	80%	95%	100%

Notes: Brooker Elementary and Burns Middles schools currently have adequate capacity for the proposed project. Bloomingdale High School is projected to be over capacity given current reservations and the estimated impact of the proposed development. In these cases, state law requires the school district to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity at the high school levels exists in adjacent service areas to accommodate the proposed project.

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

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

P: 813.272.4083



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: 12/07/2022

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Sephen Sposato, AICP - LevelUp Consulting, LLC **PETITION NO:** 22-1229

LOCATION: Brandon FL, west of Lithia Pinecrest, N of Lumsden

FOLIO NO: 70641.0200; 70655.0000

Estimated Fees:

(Fee estimate is based on per unit basis as detailed)

1,500 sf per Unit duplex

(3,000 sq ft building)

Mobility per unit: \$9,183
Parks per unit: \$1,957
School per unit: \$7,027
Fire per unit: \$249

Total per unit = \$18,416 so one building would be \$36,832 (2 units in a duplex)

\$18,416*96=\$1,767,936

Project Summary/Description:

Urban Mobility, South Park/Fire - 48 duplex lots, 96 total units

Affordable Housing. Relief may be available from Affordable Housing Department for all but School Impact Fees

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: PD22-1229 REVIEWED BY: Randy Rochelle DATE: 8/25/					DATE: 8/25/2022
FOLIO NO.: 700			11.0200 & 70655.00	00	
			WATER		
	The prope should co	erty lies within the ntact the provid	ne er to determine the	Water Service Are availability of water s	ea. The applicant service.
	A <u>6</u> inch water main exists [(adjacent to the site), [(approximately <u>45</u> feet from the site) <u>and is located within the west Right-of-Way of Bryan Road.</u> This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.				
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.				
			WASTEWAT	TER	
	The prope should co	erty lies within the ntact the provid	ne er to determine the	Wastewater Service availability of wastev	e Area. The applicant vater service.
	1000 fe Right-of-V there coul	eet from the site <u>Vay of E. Lums</u> Id be additional	e) <u>and is located so</u> <u>den Road</u> . This wil	outh of the subject p I be the likely point- nts-of-connection de	site), (approximately roperty within the north of-connection, however etermined at the time of
	connectio and will no	n to the County eed to be comp	v's wastewater syste	em. The improveme prior to issuance	nts includee of any building permits
COM	MENTS: <u>Tr</u>	ne subject rezor	ning includes parcels	s that are within the l	<u>Urban Service Area</u>

and would require connection to the County's potable water and wastewater systems .

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Mana	gement	DATE	E: <u>16 August 2022</u>
REV	IEWER: Bernard W. Kaiser, Conservation and E	nvironmenta	l Lands Manag	<u>gement</u>
APPI	LICANT: Stephen Sposato	PETITION	NO: <u>RZ-PD 2</u>	<u>2-1229</u>
LOC	ATION: Not listed			
FOL	IO NO: 70641.0200 & 70655.0000	SEC:	TWN:	RNG:
\boxtimes	This agency has no comments.			
\neg	This agency has no objection.			
	This agency has no objection.			
	This agency has no objection, subject to listed o	r attached c	onditions.	
_	-	1 1 20		
	This agency objects, based on the listed or attac	cnea conaitic	ons.	
COM	MENTS:			
				

VERBATIM TRANSCRIPT

	<u> </u>
	ROUGH COUNTY, FLORIDA COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))))
	EARING MASTER HEARING TESTIMONY AND PROCEEDINGS
	SUSAN FINCH Land Use Hearing Master
DATE: I	Tuesday, January 17, 2023
	Commencing at 6:04 p.m. Concluding at 11:35 p.m.
_	sco Webex Videoconference by: DeMarsh, CER No. 1654

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1
             MR. GRADY: The next item is Agenda Item D.6, Rezoning
    PD 22-1229. The applicant is Jacob Eqan for Onyx and East.
 2
    request is a rezone from RSC-6 Residential single-family
 3
    Residential-6 to a plan development. Michelle Heinrich will
    provide Staff recommendation after presentation by the
    applicant.
              HEARING MASTER: Okay. Is the applicant here?
    trying to make her way. Caught upstream.
 8
              MS. CORBETT: Upstream. Kami Corbett again with the
 9
    law firm of Hill, Ward and Henderson representing the applicant,
10
11
    Onyx and East.
12
              You may remember the name Onyx and East from a hearing
13
    recently on -- they had a project on Fern Hill Road where they
14
    were proposing some nice and T&D standards and some really
15
    interesting design that incorporates great architectural
16
    features, as well as sort of targeting that missing middle by
17
    providing some innovative products and we have another project
18
    for them -- from them here for you this evening. And with that,
    I'd like to ask our case leader to come up and make the
19
20
    presentation.
21
              THE CLERK: Ms. Corbett.
22
              HEARING MASTER: Oh, Ms. Corbett, can you sign in
23
    please? Good evening.
2.4
              MR. SPOSATO: Sorry. Let me get my Powerpoint.
             HEARING MASTER: Good evening.
25
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1 Thank you. MR. SPOSATO: 2 HEARING MASTER: No problem. MR. SPOSATO: Do you all see the Powerpoint? 3 HEARING MASTER: Now I do, yes. MR. SPOSATO: Okay. Good evening. My name Stephen Sposato. I'm a certified planner with (inaudible) Consulting Tampa. I'm going to focus on site design related to consistency and compatibility. I'm going to try not to 8 9 duplicate what the Staff will present. Next slide. So the project, it's Ryan Random Residential we're 10 referred to also as the Brook PD. It's 8.14 acres. 11 It's RES-6 on the Comp Plans, character district Brandon Community Plan. 12 13 It's in the urban service area. No environmental constraints. 14 I'll skip that point. I'm going to build on that. We did have 15 a neighborhood meeting held on November 11th last year. So in reviewing the project, we looked at, I guess what I'll call the 16 17 geographic drivers, and that's what this graphic is represents. 18 You can see existing land use with the key primarily driven by the infrastructure, the road infrastructure so you can have a 19 commercial quarter along Brandon Boulevard to the north. You 20 have a medical corridor along the west on Parsons Avenue. And 21 then there's a node, a commercial node just to the southeast of 22 23 the project site. And the likely called sort of a transitional, there's 24 25 some residential along those quarters that have been in some

respects trending to other things as this area has -- has been 1 developing. We also looked at what the plan drivers are, the 2 comp plan drivers and I think you've heard many of those tonight. One is you know, direct growth of the urban service Two, have a range of diversity of housing. Three, a review look at environmental constraints conditions. Compatibility is a significant thing and again, it doesn't mean 8 the same as, but since that's sensitive and reflects character and then you know, what we as planners often do is we manage 9 transitions or the edges of projects. And I think based on what 10 11 we're presenting based on the recommendations of your Staff and the Planning Commission, I think we've achieved meeting all 12 13 those -- all those drivers. 14 This is just showing the location of the project site 15 within the Community Plan, clearly showing the suburban, which provides for a wide range of residential uses. We're going to 16 17 just zoom in a little bit, look more -- more I guess finely, if 18 that's a word, at land use, which is adjacent to the project site. Again, this is the -- the boundary is -- of our site is 19 20 yellow. You could see a mix of uses, you know, directly adjacent to specific to the east, we have institutional is a 21 22 church. There's -- there's commercial/ to the south, is a -- is 23 a group home type of an institutional use. It's a larger parcel similar to what we are developing and then across the street you 24 have residential -- another church and a daycare and then again, 25

And then to the north primarily is -- is -- is residential. 1 2 residential. 3 I think, again, as we get into the site design, we'll demonstrate how these land uses help us define what we're proposing tonight. We are requesting a plan development, two family attached, not multi-family, not defined as multi-family. Just three units attached. It's 48 homes that they're platted. It's as Kimi mentioned, it's a traditional neighborhood designed 8 community with architectural emphasis that is street facing. 9 What's sort of unusual or I guess unique is that there's five 10 garages, which you don't see a lot in this market. And they 11 have -- they're two stories, private yard. The -- the -- the 12 13 lots are not platted to the PD boundary, but they're -- but 14 there are landscape tracks intervening in -- detailed out a 15 little bit more. 16 We have our main access on the road and we connect to 17 the south and we also connect to the sidewalk along Brine Road 18 on our side of the -- of the property. PD process allows us to commit to certain things to address compatibility on two 19 different elements of our plan. One is open space and 20 21 buffering. We have a sort of a key diagram here, but the -- the 22 product type, the compactness of it, again, having these garages 23 allows us to preserve more open space, more than what is 24 required, more than what would be required based on the current zoning. And so we have 3.8 acres of open space, it includes 25

passive recreation to get to the north. Landscape buffer tracks 1 and the storm water pond. Specifically identify what we show is A, which is a 20-foot wide landscape again, not required. includes a six foot privacy fence plantings. The setback along that northern boundary is 35 feet, which is greater than what would be required under the current -- current zoning. We also have a buffer of urban scenic corridor buffer along Bryan Road, which is again, an enhancement to West 8 Kami mentioned also our client is Onyx East. 9 Proposey. really specialize or create a or I guess place a substantial 10 emphasis on architecture, which I think -- which we're showing 11 here on this slide and we are committing as part of the 12 13 conditions and also represented in our PD plan that we are --14 have both performance or design requirements rather to the 15 structure themselves, including the -- the pitch of the roof, the materials, again, the location of the garages, porches front 16 17 facing porches, street trees. And they're also actually included is it's kind of hard to see, but there's also four 18 19 different architectural themes including low country, prairire, 20 coastal and farmhouse. Again, those are represented on our --21 on our plan. 22 As part of our analysis and -- and again, as part of 23 our narrative, we looked at what's been going on or what has been improved and developed in the Brandon area with the same 24 comp plan designation and the same character designation. 25 This

is -- is -- this is just an inventory of multi-family projects, 1 townhouse -- townhouses, other things like that and they're identified in this list. So again, I guess the point is that what we're proposing with -- with the two families not -- not just similar or -- or unique to -- to the similar circumstances. We also -- an example of this, we -- we directly to 6 the -- to the west of us is the Lumpston reserved PD. Again, you can see the -- the -- our boundary this time is -- is the 8 darker black line and Lumpston Reserve is red. This is land use 9 information. It's not zoning or information. On the top aerial 10 11 view on the top is Lumpston Reserve townhouse development. Attached units, interior units, again, it's adjacent to a mix 12 13 of -- a mix of intensities and densities, including 14 single-family residential, typical suburban -- typical suburban 15 density and then larger residential as well. If you look again on our property here, it's very similar, but not the same. 16 17 Again, we have the -- I already mentioned the type of land uses 18 that are adjacent. We also provided an example of the PD across the 19 street, which is called La Colina, that single-family there 20 21 that -- what we're showing again in red is the project we're 22 looking at. Black is our boundary. If you can see the aerial, 23 there's a large lot, single-family to the north and there's more again suburban style single-family and then you have the rather 24 dense single-family directly adjacent to commercial. Again, 25

we're talking about edges and transitions. 1 Just a real quick summary. T&D themed, raise the 2 density consistent with the comp plan single-family design, 3 scale and -- we discussed that buffer tracks, pre-setbacks, increased open space, architectural controls. We -- so again, just to summarize very briefly, that we -- and I won't go through these policies, but design achieve the desired (inaudible) while being consistent with the comp plan, 8 complements surrounding development and the T&D approach fosters creativity, architectural factors and adds to the diversity of 10 11 housing and if no objections the agency's consistent, compatible and it's approvable. Thank you. 12 13 HEARING MASTER: Thank you. I appreciate it. If you 14 could please sign in. 15 MS. CORBETT: Kami Corbett again. I'd like to have Steve Henry to -- to address transportation. 16 17 HEARING MASTER: Okay. About six minutes left in your 18 presentation. MR. HENRY: Good evening. Steve Henry, Links and 19 Associates, 5023 West Laurel, Tampa 33607. We did conduct the 20 21 traffic analysis for the project, which shows that Bryan Road 22 will operate at the acceptable level of service. In addition to 23 that, you'll see that same thing in the Staff Report and then also I'll enter into the record, the 2020 level of service 24 report for Hillsborough County that also showed that Bryan Road 25

does operate at acceptable level of service. 1 In addition to that, we did receive an administrative 2 variance for Bryan Road, which is a substandard road. 3 was deemed approvable by the engineer. That concludes my presentation unless you have any questions. HEARING MASTER: Not any. Thank you. I appreciate 6 it. MS. CORBETT: Kami Corbett and that concludes our 8 presentation. 9 HEARING MASTER: All right. Thank you for that. I 10 11 appreciate it. All right. We'll go to Development Services. 12 Good evening. 13 Ms. Heinrich: Good evening. Michelle Heinrich, 14 Development Services. As you saw, this is an application to 15 rezone property that's currently zoned RSC-6 to PD to allow for 48 residential units. And as you heard, the site's located in 16 17 the Brandon Community and urban service area. The future land 18 use of the category is six units are allowed for a maximum of six units per acre, which would yield seven to eight residential 19 20 units. And this rezoning is necessary to allow for two family 21 attached housing, which is not permitted in the RSC-6 zoning district. 22 23 The zoning also provided for an opportunity to require development standards that are not found or required in our 24 25 standard zoning districts. The project has demonstrated that

development will be compatible in the surrounding area. This is due to proposed buffering and screening and proposed development standards.

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The project is immediately adjacent to single-family residential to the north and south, property to the east as you saw developed for the church and property to the west is developed with single-family and is separated from the site by Bryan Road. The use does not require buffering and screening along any of these boundaries. However, is proposed by the applicant along all PD boundaries, including the front yard at widths that vary between 15 to 20 feet. These buffers are not part of the required rear yards and screening will be provided within these buffers, which will consist of the six foot height PVC fence. Building height is proposed to be a maximum of 35, which is the same maximum found in the RSC-6 zoning district. However, unlike the RSC-6 zoning, the buildings will be setback an additional two feet for every one foot over 20 feet height. This along with the buffers provides setbacks between 30 to 35 feet from the north, south and eastern PD boundaries. An increase to 40 feet from the western PD boundary. These exceed the RSC-6 front yard and rear yard setbacks 25 feet. The scale of each two family attached building will be comparable to those found on the RSC-6 zoning district. As you saw, each building will consist of two units, each within a 30-foot wide lot or 60 feet for the building in

its entirety. This lot width of 60 feet is only ten feet less 1 than the minimum lot width with an RSC-6 zoning, which is 70. The maximum building size will be 2,040 square feet, which compared to the maximum building size and the RSC-6 is 710 square feet smaller. Use of the two family attached buildings will result 6 in 24 individual buildings compared to the 48 individual buildings which would be necessitated for the RSC-6 zoning. 8 The applicant as you saw has offered enhanced building design using 9 front porches or textural elements, pitch roof and varying 10 design materials. Garages will be side loaded through a shared 11 12 driveway and not oriented towards the street and therefore will not dominate -- will not be a dominating beach (inaudible). 13 14 Planning Commission Staff has provided a finding of 15 consistency and no objections from reviewing agencies were 16 received and therefore, we recommend approval, subject to proposed conditions. 17 HEARING MASTER: Thank you so much. I appreciate it. 18 Planning Commission. 19 20 MS. MASSEY: This is Jillian Massey with Planning 21 Commission Staff. The subject site is in the Residential-6 22 Future Land Use Category, which allows consideration of a 23 maximum density of six dwelling units per gross acre and a 24 maximum density of 0.25 FAR.

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Thee site's in the urban service area and located

within the limits of the Brandon Community Plan. The subject 1 site is surrounded by the Residential-6 Future Land Use Category in all directions. The maximum number of units that can be considered for the property is 48 units per Future Land Use Policy 1.2, the minimum density required is 36 dwelling units. Therefore, the proposed development will meet minimum density requirements. The proposal also meets the compatibility requirements 8 of Future Land Use Element Policy 1.4, which desires 9 compatibility with the immediate area and surrounding uses. 10 There is an established suburban residential development pattern 11 12 in the area. Most of the area surrounding the subject site includes single-family residential and public institutional 13 14 The proposal meets the intent of Object 16 and in its 15 component policies that require a new development in-fill and 16 re-development to be compatible with the surrounding area in character, lot size and density. Goal 6 and strategies three, 17 four and five with the Brandon Community Plan require each of 18 the characteristics to follow a specific development pattern and 19 20 be compatible with the surrounding area. 21 The subject property is located within the suburban 22 character district of the Brandon Community Plan where the --23 where residentials -- where the residential is predominantly 24 single-family detached homes with side and perimeter yards one-quarter acre or less. The district also allows for a wide 25

range of residential building type, such as single-family 1 detached, single-family attached and townhouses. 2 And based upon this considerations, Planning 3 Commission Staff finds the proposed plan development consistent with the Unincorporated Hillsborough County Comprehensive Plan subject to the conditions proposed by the Development Services Department. Thank you. HEARING MASTER: Thank you so much. Is there anyone 8 in the room or online that would like to speak in support? 9 Anyone in favor, in support. All right. Are you in support? 10 11 MR. DAOUD: Yes, ma'am. 12 HEARING MASTER: All right. Come forward and give us 13 your name and address. While he's coming forward, is there 14 anyone else, either in the room or online in support? Okay. 15 Good evening. 16 MR. DAOUD: Okay. Alan Daoud, 3007 Drakes Landing 17 Court, Valrico Florida 33596 and I am in support of this 18 project. HEARING MASTER: All right. Thank you for your 19 20 testimony. If you could please sign in. All right. 21 there -- is anyone in the room or online that would like to 22 speak in opposition? How many, raise your hands? So I have 23 four in the room -- five in the room. Are you representing 24 anybody in the room? 25 UNIDENTIFIED SPEAKER: I'm Representing some

residents, yes. 1 HEARING MASTER: But any -- any of these people in the 3 room? UNIDENTIFIED SPEAKER: A couple of the ladies, yes. HEARING MASTER: All right. So we have four. Let's -- five, I quess, if you say that. Is there anyone online that would like to speak in opposition? All right. Mr. Pressman, go ahead. Michael, we'll do three minutes a piece 8 9 and hopefully you all stick to it. MR. PRESSMAN: I -- I think I'll need about five 10 minutes and the ladies are familiar with that -- aware of that. 11 12 HEARING MASTER: Maybe they can donate their time too. 13 MR. PRESSMAN: I'll make it very quick. HEARING MASTER: Perfect. Go ahead. 14 15 MR. PRESSMAN: I'll run through real quick. I have a Powerpoint for you. Thank you. Todd Pressman, 200 2nd Avenue 16 South, Number 451 in Saint Petersburg, Florida representing 17 18 members of the Brandon Community. There is a history here of a denial in '15 of this 19 20 property from RSC-6 to RSC-9. But our opinion is the key that's 21 been missed by the Staff is they can appear in the zoning 22 categories and did not consider the character established 23 development pattern existing large lot nature of the vicinity nor the very low density. Minimal lot size for the site plan is 24 2,400 square feet with 13-foot side setbacks. 35-foot high 25

1 structure.

But when you look at the area closely, not one two or three miles away, you can see just for the aerial, the surrounding lots are very large -- very large in nature with one structure or home perk. So per analysis from the property appraiser abutting his 1.5, one home per acre, 1.25 per acre, 1.3.4 acres, one home to one acre, one home to 0.65 acres. These are very large lots single residential homes and a couple of them are one structure. So the comparable of the lot sizes are significantly different. This is my determination 5.9 dwelling units per acre per my math.

Planning Commission Staff knows (inaudible) the suburban character district where it is predominantly single-family detached homes. Planning Commission Staff most of the area includes single-family residential, that's all they say. They don't say the type of residential or that it's a large scale lot, single-family on large lots (inaudible) the closest multi-family is 0.16th of a mile and 0.83 miles to the northwest.

Planning Commission description is established by the residential development, nothing about large scale, large lot homes, single-family homes that are single story. Same other so again, they look at just it was residential, but not the character of it. Single story large lot, one home. Staff -- and the zoning staff description, same thing, residential uses

are found to the north, general residential uses. But no 1 consideration of single story large lots abutting the site. Again, I have the math at 5.9 dwelling unit per acre, which is drastically different than the abutting and immediately surrounding homes. We do have an opposition, which I'll show you on a map 6 and present it to you. But getting back to the history from 15-0239 of this site, when you look at the specific comments by 8 the Board of County Commissioners who denied the site 7-0, it was subsequent remarks on compatibility. That's what the Board 10 11 of County Commissioners unanimously denied the site when it came 12 in for prior rezoning in 2015. The Land Use Hearing had 13 petitions for you, which we map on the overhead here which shows 14 significant opposition and concern for the neighbors, 15 specifically, as we've said, compatibility of a high structure of 35 feet where everything is single story of the homes of 16 17 large lots. Thank you. 18 HEARING MASTER: Thank you for that. If you could 19 please sign in. Next. 20 I'll put this in the record for you as MR. PRESSMAN: well. 21 22 HEARING MASTER: Thank you. Good evening. 23 MS. OLIVERIO: Hi. My name is Wendy Oliverio. at 717 Bryan Road. I've lived there since about 2006 and I've 24 kind of spearheaded this, trying to organize it with very little 25

time to do what we did back in 2015. But my biggest thing is 1 compatibility. The houses are all 19 -- most of the houses are from 1960, single story homes. I don't even think I've ever seen a two story home in any of the neighborhoods except maybe one without a permit, I'm sure. And then my other issue is, I know that there was a 6 transportation study done. We had a neighborhood meeting with the developer, they told us it was done during school, when 8 school was in session. And when I pulled it up, it was done in July. And our -- our street, and I'm going to say just 10 11 Bryan Road from Highway from 60 to I guess all the way to Bloomingdale, there's three private schools, two public schools, 12 13 school buses. There's a daycare that already generates a ton of 14 traffic directly across from the proposed property. And that 15 would have an extreme effect on the traffic study. And that was not taken into consideration because it was done in the middle 16 17 of summer. So something that I think should be looked at before 18 making a decision. And I have petitions that I have to submit. 19 HEARING MASTER: Okay. MS. OLIVERIO: And that's all. 20 21 HEARING MASTER: All right. Thank you so much. 22 can -- when you sign in, you could submit your petitions into 23 the record. Thank you for coming in. Next please. Good evening. 24 25 MS. CAGNINA: Good evening. My name is Dina Cagnina.

I reside at 713 Coulter Place in Brandon 33511. I am a lifelong 1 native of Hillsborough County, residing in my neighborhood and home that grew up in for over 50 years. 4 I respect requested the zoning change at 813 Bryan Road be denied. As a proposed duplex development does not fit in and is not compatible with the already established single-family detached one-story homes and the lot sizes in the area of Bryan Road south of Luthia Pinecrest and north of 8 This proposed development will increase noise levels, Longston. affect our water pressure, add additional traffic and an 10 intersection to an already congested road as well. 11 12 We have trouble with ingress and egress of our neighborhoods and I feel this rezoning needs to be denied. 13 14 really would appreciate your consideration in all this and --15 and we just -- we do not want the overdevelopment that is already going on fiercely in our community. 16 HEARING MASTER: Thank you for coming in. 17 18 appreciate it. If you could please sign in. Next. Good 19 evening. 20 MS. DUNSMORE: Good evening. My name is 21 Lisa Dunsmore. I live at 703 Coulter Place, Brandon, Florida 33511. 22 23 First one is, I'd like to kind of make a comment, the gentleman that said he was in support of this does not even live 24 in Brandon. He lives in Velrico. So he doesn't deal with all 25

this that we deal with. And I lived in this house. This is the 1 house I grew up in. I'm 56 years old. I've lived there all except two years of my life when I went away to college out of state. And it's -- it's a lovely home. It's a lovely neighborhood. And there's nothing like this what they're proposing anywhere on Bryan Road. We don't want it because it doesn't work with the area. Like they said before, all of them 8 are single-family homes. There's a lot of elderly people and a lot of us that have lived there all of our lives. It has been passed on from my parents to us. And this is not what we want 10 for our neighborhood. This is not where we want to raise our 11 children, you know. 12 13 So we just ask that you please respectfully decline 14 this. I appreciate it. Thank you. 15 HEARING MASTER: Thank you for coming down. If you could sign in. I think we have one more person. Good evening. 16 17 MS. KNOX: Good evening. My name is Lisa Knox. 18 live at 508 South Bryan Circle. And it is -- this house was built in late-50s. And my husband moved into that house with 19 20 his family in 1963. 21 We are opposed to this townhouse development. 22 don't think it's compatible with our single-family community, 23 primarily because of the traffic. It's already overburdened on Bryan Road, especially the intersection Brunston Road and the 24 25 other end of the Pinecrest. But the daily traffic count on

Bryan Road has increased over the past few years. There's --1 there are churches, a daycare and small businesses in close 2 proximity to the property. This will only exacerbate the traffic backing up several blocks. Trying to -- to get to work in the morning, for example, I have to sometimes wait ten or 15 minutes to get past the property if you can see, this is where the property's going in over here. And across the street, here, there's another picture. This is me --8 THE CLERK: Please speak in the microphone. 9 This is the property. And that's 10 MS. KNOX: Sorry. 11 me waiting in line to get to Lumston Road to turn right. Here's 12 the date there also across the street from the new development, 13 proposed development. And cars are dropping off kids, picking up kids in the mornings it's terrible. 14 15 Also --16 HEARING MASTER: You've got about a minute left. 17 MS. KNOX: -- Bryan Road is a -- a two-lane, 35-mile 18 an hour road. And Hillsborough County 2020 LOS Report has a daily MSV of 14,060 cars on that road. Not to mention 19 20 secondarily, the property is a haven for wildlife, including all kinds of animals, tortoises, armadillos, possums, raccoons, 21 squirrels, birds, butterflies, it's part of a wildlife corridor 22 23 and it's filled with old growth, oak canopy carpeted with wild flowers. I believe it would be a tragedy to see it bulldozed 24 over just to put up these concrete boxes. 25

And Onyx ansd East, I've seen some of their other 1 projects and they look like boxes to me. This was a little bit 2 better, but not much better. 3 In closing, we are opposed to this. We want to keep our community single-family residential without townhouses. Thank you. HEARING MASTER: Thank you for coming down. If you could sign in. All right. So we'll close opposition testimony. 8 Development Services, anything else? 9 MR. GRADY: Nothing further. 10 11 HEARING MASTER: All right. We'll go back to the 12 applicant for rebuttal. MS. CORBETT: Kami Corbett for the record. I'd like 13 14 to ask Steve Henry to address transportation. Thank you. 15 MR. HENRY: Steve Henry again. First, on the -- the comment on the traffic studies. So the traffic study, the date 16 is September. I'm not sure where the July comes from and the 17 counts were done in August when school was in. So and then 18 those are in our report and reviewed by county staff. 19 20 The second thing is, on the -- the last speaker had referenced the level of service report. And she's correct, it 21 22 is 14,400 cars per day. That's level service D. That's a 23 successful level of service. And that's what the -- that's what the report says and that's what the Staff Report says. 24 25 And then finally, the RSC-6, if you look at the Staff

Report, it it references that this actually has no increase in 1 traffic because of the what could be built there under the 2 existing zoning versus what we're proposing. 3 HEARING MASTER: Thank you. Appreciate it. MS. CORBETT: Kami Corbett again. Just a few things. Mr. Pressman asserted that Planning Commission did not look at the character of the surrounding area. They in fact did. It's 8 very thoroughly explained in their report. And even if they hadn't, Development Services did and our planner did and you've 9 heard testimony, expert testimony and evidence that character 10 was considered and was still determined to have this product be 11 compatible with the surrounding area. 12 13 We provided you with testimony and evidence regarding 14 the other townhome developments in the surrounding area and in 15 suburban character district. So to say that it's predominantly single-family is just not factually accurate. With respect to 16 17 the single story homes, they may be single story homes today, 18 but they're all residential zoning districts and they're all allowed to go to 35 feet. So if they were to redevelop, they 19 20 could also build two-story homes. They're all also with the 21 Future Land Use Category RSC-6, which allows additional 22 development. A little bit on the rezoning in 2015. That was a 23 standard rezoning to RSC-9. And as you're aware, with RSC-9 in the standard zoning district, you can't provide any commitments. 24

And so there was a letter in the record that asked, well, what's

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different this time? Although it's different is we have 1 buffering and screening. And we have committed to significant buffering and screening. It's known what we're going to 3 develop. We have commitments on architecture, we have commitments to have almost 50% open space. So there's a lot of things that have changed since 2015 with respect to the request. As you know, there's no requirement to buffer, screen or anything for a single-family to a single-family. That's a 8 9 significant change here. And we also are in a very different time in terms of 10 housing demand and housing prices and housing affordability. 11 12 Most people in 2015 probably could have afforded maybe a single-family home or a traditional single-family home in 13 14 That's simply not the case anymore. So we're in 15 different time. 16 So I -- we also have 13 letters of support from 17 varying people in the Brandon area and we do have their 18 addresses mapped for you that I'll be putting into the record. So there is support. Not everybody who supports a rezoning is 19 20 willing to come out at 10:30 at night or stay up on the internet at 10:30 at night to say yes, please, please give us more 21 22 options and give us more product to choose from. But we 23 certainly have those to place in the record. And again, we would respectfully submit that the 24 25 expert testimony in the record supports the rezoning and we

1	respectfully request your approval.
2	HEARING MASTER: Thank you so much. With that we'll
3	close Rezoning PD 22-1229 and go to the next case.
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Zoning Master Hearing December 12, 2022

ресе	ember 12, 2022		
	ROUGH COUNTY, FLORIDA COUNTY COMMISSIONERS		
IN RE: ZONE HEARING MASTER HEARINGS))))))))		
ZONING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS			
	PAMELA JO HATLEY Land Use Hearing Master		
DATE: M	Monday, December 12, 2022		
	Commencing at 6:04 p.m. Concluding at 9:15 p.m.		
_	sco Webex Videoconference by: Parent, CER No. 1255		

Zoning Master Hearing December 12, 2022

application is out of order to be heard and is being continued 1 to the January 17, 2023 Zoning Hearing Master Hearing. 2 Item A.17, Major Mod application 22-1126. 3 application is -- is being continued by the applicant to the January 17, 2023 Zoning Hearing Master Hearing. Item A.18, Rezoning Standard 22-1221. This 7 application is out of order to be heard and is being continued to the January 17, 2023 Zoning Hearing Master Hearing. Item A.19, Rezoning PD 22-1226. This application is 9 being continued by the applicant to the January 17, 2023 Zoning 10 11 Hearing Master Hearing. Item A.20, Major Mod application 22-1228. 12 This application is out of order to be heard and is being continued 13 14 to the January 17, 2023 Zone Hearing Master Hearing. 15 Item A.21, Rezoning PD 22-1229. This application is out of order to be heard and is being continued to the 16 17 January 17, 2023 Zoning Hearing Master Hearing. 18 Item A.22, Major Mod application 22-1236. This application to be continued by the applicant to the 19 20 January 17, 2023 Zoning Hearing Master Hearing. 21 Item A.23 Major Mod application 22-1239. This application is out of -- is out of order to be heard and is 22 23 being continued to the January 17, 2023 Zoning Hearing Master Hearing. 24 Item A.24, Rezoning PD 22-1257. This application is 25

Transcript of Proceedings November 14, 2022

	NOVELIDEL 14, 2022			
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
X				
IN RE: ZONE HEARING MASTER))			
HEARINGS				
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	Susan Finch, Zoning Hearing Master Land Use Hearing Master			
DATE:	Monday, November 14, 2022			
TIME:	Commencing at 6:00 p.m. Concluding at 10:13 p.m.			
_	ia Cisco Webex Videoconference by: aJon Irving, CER No. 1256			

Transcript of Proceedings November 14, 2022

is -- this application is -- is being withdrawn from the zoning 1 hearing master process. Item A.23 Rezoning PD 22-1195. This application is 3 being continued by the applicant to the December 12, 2022 zoning hearing master hearing. Item A.24 Rezoning PD 22-1204. This application is --6 is being continued by the applicant to the February 20, 2023 zoning hearing master hearing. 8 Item A.25 Rezoning PD 22-1225. This applicant -- this 9 application is being withdrawn from the zoning hearing master 10 11 process. 12 Item A.26 Rezoning PD 22-1226. This application is 13 being continued by staff to the December 12, 2022 zoning hearing 14 master hearing. Item A.27 major mod application 22-1228. This 15 application is being continued by the applicant to the 16 17 December 12, 2022 zoning hearing master hearing. 18 Item A.28 Rezoning PD 22-1229. This application is being continued by the applicant to the December 12, 2022 zoning 19 20 hearing master hearing. 21 Item A.29 major mod application 22-1236. 22 application is being continued by the applicant to the 23 December 12, 2022 zoning hearing master hearing. Item A.30 major mod application 22-1239. 2.4 25 application is out of order to be heard and is being continued

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HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
IN RE: LAND USE HEARING OFFICER HEARINGS))))))))			
LAND USE HEARING OFFICER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS				
BEFORE:	PAMELA JO HATLEY Land Use Hearing Master			
DATE:	Monday, October 17, 2022			
TIME:	Commencing at 6:00 p.m. Concluding at 9:10 p.m.			
PLACE:	Robert W. Saunders, Sr. Public Library Ada T. Payne Community Room 1505 N. Nebraska Avenue Tampa, Florida 33602			
Reported via Zoom	Videoconference by:			
Julie Desmond, U.S. Lega	Court Reporter 1 Support			

1 Master Hearing. Item A.34, Rezoning PD 22-1229. 2 application is being continued by the applicant to 3 the November 14, 2022, Zoning Hearing Master Hearing. Item A.35, Major Mod Application 22-1301. This application is being continued by the applicant to the November 14, 2022, Zoning Hearing 8 9 Master Hearing. Item A.36, Rezoning Standard 22-1303. 10 11 application is not awarded to be heard. It's being continued to the November 14, 2022, Zoning Hearing 12 13 Master Hearing. 14 Item A.37, Major Mod Application 22-1392. 15 This application is being continued by the 16 applicant to the November 14, 2022, Zoning Hearing 17 Master Hearing. That concludes all the withdrawals and 18 continuances. 19 20 HEARING MASTER HATLEY: All right. Thank you, 21 Mr. Grady. All right. The agenda tonight consists 22 of items that require a public hearing by Hearing 23 Master before going to the Board of County 2.4 Commissioners for a final decision.

I will conduct a hearing on each item today

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EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: 1/17/23 HEARING MASTER: Susan Finch			
DATE/TIME: 1/17/2	HEARING MASTER: Susan Finch		
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Kamaja Corbett		
22-0075	MAILING ADDRESS 101 Elenwedy Blvd, Ste 3700 CITY TAM (A STATE FL ZIP 3360 PHONE 813737-842)		
	CITY TAM OF STATE TO ZIP 33 60 PHONE 8/39		
APPLICATION #	PLEASE PRINT NAME Jones Anderson		
22-0075	MAILING ADDRESS 105 14 Sodge brook Orive		
	CITY R. view STATE FL ZIP 33569 PHONE 727 430-3494		
APPLICATION #	PLEASE PRINT Jane Graham		
22-6075	MAILING ADDRESS 137 Man Agreet Site 100		
00.5	CITY Safety Halv STATE FL ZIP3468 PHONE 727 29/ 9526		
APPLICATION #	PLEASE PRINT Ethel Hammer		
22-0075	MAILING ADDRESS 19825 Ange Lane CITY Odessa state FL zip 33556 PHONE		
VS	CITY Odessa STATE FL ZIP 33556PHONE		
APPLICATION #	NAME GARY A. GIBBOAS		
22 - 0675	MAILING ADDRESS 802 20th Aug A1 5		
	CITY St. letersone TATE FL ZIP 33707 HONE 2028		
APPLICATION #	NAME RYGA BROOKS		
22-0075	MAILING ADDRESS 12714 5 hadowcrest CT		
	CITY KIVEV J: CON STATE FL ZIP 3365 PHONE 813215791		

SIGN-IN SHEET: RFR, ZHM PHM, LUHO PAGE 2 OF 9			
DATE/TIME: 1/17/23 HEARING MASTER: SUSAN FINCH			
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT Sabine Prother		
22-0075	MAILING ADDRESS 1661 Bentwood Drive		
VS	CITY Sun City Centerstate FL ZIP 33593 PHONE		
APPLICATION #	PLEASE PRINT NAME Jennifer Miller		
22-0075	MAILING ADDRESS 13317 Waterford Run Drive		
US	CITY Rivernew STATE FL ZIP 33569PHONE		
APPLICATION #	PLEASE PRINT TOUR NAME		
22-0075	PLEASE PRINT PARE DUIZU NAME MAILING ADDRESS SUZ3 W. LAVIEL ST CITY PARE FLZIP 33607 813-789 PHONE CUTY		
APPLICATION #	PLEASE PRINT NAME ABOUT NAVIOR		
22-0075	MAILING ADDRESS 14206 Tudos Chare Dr.		
	CITY Tampe STATE TO ZIP33616 PHONE 127-217-5325		
APPLICATION #	PLEASE PRINT NAME RENT STEP WENSOW		
22.0075	MAILING ADDRESS 505 E Jackson St #20.		
	CITY STATE FL ZIP 33602PHONE 813 375.0616		
APPLICATION #	NAME OUT VESSURY		
22-1591	MAILING ADDRESS DOD 7 AUG 445/		
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PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	PLEASE PRINT NAME Left Caffey			
22-1642	MAILING ADDRESS 1/42 Wife Your Ad.			
	CITY Lake Park STATE FL ZIP 33402 PHONE 561-244-0362			
APPLICATION #	PLEASE PRINT SUMWY TH			
22-0719	MAILING ADDRESS 9903 Mary J.			
000 0711	MAILING ADDRESS 9903 Maply of. CITY Gybson STATE CZIP 3584 PHONE 973 205727			
APPLICATION #	PLEASE PRINT NAME Grace McComas			
22-0719				
	MAILING ADDRESS 805 Old Darby St CITY & CFT ACT STATE FL ZIP 3358 PHONE 3907			
APPLICATION #	PLEASE PRINT NAME & /i zahsth By /chak			
22-0719	MAILING ADDRESS 5 X5 MOT (8/3) CITY 5 Mail Einstein 2th NST 468-			
	CITY STATE THE ZIP PHONE 468-			
APPLICATION #	NAME ROGER GRUNKE			
22-0857	MAILING ADDRESS 2708 N ETMORE AVE			
	CITY Tha STATE FL ZIP 3360 PHONE 2136792945			
APPLICATION#	PLEASE PRINT Marla Frazer NAME Marla Frazer			
22-0857	MAILING ADDRESS 1/215 Davis Pd			
	CITY Pa STATE FL ZIP 3863 PHONE 777-993/			

	PAGE 4 OF 9				
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	PLEASE PRINT NAME FLORENCE BARBER-HANCOOK				
22-0857	MAILING ADDRESS 21004 NEGRIL CT.				
	CITY <u>Lu72</u> STATE <u>F</u> L ZIP33558 PHONE <u>948-759</u> 7				
APPLICATION #	NAME Theresa L Maida				
22-0857	MAILING ADDRESS /1107 Davis Red				
	CITY Tampa STATE FL ZIP 33637 PHONE 813-985-6198				
APPLICATION #	NAME Kama (a Corkett				
22-0866	MAILING ADDRESS 16/ & Kennedy Bld Ste 3700				
	CITY TANNO STATE FE ZIP 3301 PHONE 813-8478421				
APPLICATION #	NAME KUMCE On Copyth				
22-1226	MAILING ADDRESS 16/ 2 Kenneds Blud 8+3700				
	CITY TAMM STATE FT ZIP 340 PHONE & 13-227 842				
APPLICATION #	PLEASE PRIME TOUR TOUR NAME				
22-1226	MAILING ADDRESS SOBW. LANGER STATE ZIP 3360 PHONE C039				
APPLICATION #	NAME Elix Bessel				
22-1228	MAILING ADDRESS 401 E. Jackson St. Tampa CITY T STATE FZ ZIP 06 PHONE 5057				
	CITY T STATE & ZIP OG PHONE 5057				

	PHM, LUHO REARING MASTER: Susan Finch			
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Davis M. Smith			
22-1228	MAILING ADDRESS 40) E. Jackson Street Site 2100 CITY Jamps STATE [-] ZIP 3360) PHONE 8/5 722-500			
	STATE ZIFO PHONE 270 770			
APPLICATION #	PLEASE PRINT THE TOUR NAME			
22-1228	MAILING ADDRESS SOZ3 W. LAMEL ST			
	CITY PA STATE ZIP 3360) PHONE CU39			
APPLICATION #	PLEASE PRINT Katie Rusto			
20 1200	NAME /(QTie KOS)			
22-1228 MAILING ADDRESS 400 N. Ashley Drive				
VS	CITY Tampa STATE FL ZIP] 1662 PHONE			
APPLICATION #	PLEASE PRINT NAME SUERT SOUTHWELL			
22-1228	MAILING ADDRESS 552 FRANDERPL			
	CITY Apollo Edistate 7 ZIP 33572PHONE 813 410 7027			
APPLICATION #	PLEASE PRINT— NAME JEANINE WSSIET			
22-1228	MAILING ADDRESS 477 Flamingo Deive			
	CITY Apollo Beach STATE FL ZIP 33572 PHONE 813-992 7023			
APPLICATION#	PLEASE PRINT Steel Fin by			
22-1228	MAILING ADDRESS 815 Isletay Do			
<u> </u>	CITY Apollo Bord STATE FLZIP 33572 PHONE 813-449-3980			

SIGN-IN SHEET: RFR, ZHM PHM, LUHO DATE/TIME: 1/17/23 HEARING MASTER: SUSQN Finch			
DATE/TIME: 1/17/23 HEARING MASTER: DUS GN FINCH			
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME KIN PLANT		
22-1228	MAILING ADDRESS 1029 APOLLO BOH BOND APT4		
2000	CITY Apollo Bohstate FL ZIR335 72PHONE 813 -394-2047		
APPLICATION #	NAME Gura Shephend		
22-1228	MAILING ADDRESS 5218 Point Hanber Lane		
VS	CITY Apollo BeachSTATE FL ZIP 37572PHONE		
APPLICATION #	PLEASE PRINT NAME NAME NAME NAME		
22-1228	MAILING ADDRESS 5414 Conch Shell Place		
VS	CITY Aprile Beach STATE FL ZIP 35/2 PHONE		
APPLICATION #	NAME Kamala Cornt		
22-229	MAILING ADDRESS 19 8 Condy Bld Str 100		
	CITY TAWWW STATE T ZIP 3302 PHONE 813-227-8-12		
APPLICATION#	NAME STEPHEN SPOSATU		
22-1229	MAILING ADDRESS 505 & Jackson St		
	CITY Canps STATE FL ZIP 37602 PHONE 813.375.6516		
APPLICATION #	PLEASE PRINT TEE HOWM		
22-1229	MAILING ADDRESS SCIBW. LAMPL ST		
~	CITY THE STATE ZIP 336 PHONE COS		

SIGN-IN SHEET: RFR, 2	ZHM PHM, LUHO PAGE OF L			
DATE/TIME: 1/17/3	PAGE OF LEARING MASTER: SUSAn Finch			
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME Plan Daoud			
22-1229	MAILING ADDRESS 3007 Draker Landing Ct			
	CITY Value STATE FL ZIP 33596PHONE 8/3-789-2207			
APPLICATION #	PLEASE PRINT OF UCES WAY			
22-1229	MAILING ADDRESS 200 DAIL Alee 5. EYS/			
	CITY T. POR STATE 14 ZIP337 PHONE 5204			
APPLICATION #	PLEASE PRINT WENDER OLIVETO			
22-1229	MAILING ADDRESS 717 Bryaned			
	CITY DAMAGN STATE & ZIP 3351 PHONES 13-195-2182			
APPLICATION #	NAME DITA CHANNA			
22-1229	MAILING ADDRESS 713 Coulter Place			
,	CITY BRANDON STATE TO ZIP 3351 PHONE 813:544.5138			
APPLICATION #	NAME LISA DUSMOVE			
22-1229	MAILING ADDRESS MO3 CONTACT PLACE			
	CITY Brandon STATE FL ZIP 3351 PHONE 813-601-2772			
APPLICATION#	PLEASE PRINT LI SA Knox			
22-1229	MAILING ADDRESS 508 S. Zryan Cir			
	CITY Brandon STATE FL ZIP3361/ PHONE 35 2.339-3140			

SIGN-IN SHEET: , RER, ZHM	PHM, LUHO	P	PAGE 8 OF 9
DATE/TIME: 1/17/23	HEARING MASTER:	Susan	tinch

APPLICATION #	NAME Elise Butsel
22-1338	MAILING ADDRESS 401 E Jackson St. CITY Tampa STATE ZIP 33602 813 272 PHONE 813 272 SDS7
APPLICATION# 22-1338	PLEASE PRINT David M. Smith MAILING ADDRESS 40 E. Jackson 4that Sut 2100 CITY and STATE ZIP3360 PHONE 8/3 2250k
APPLICATION# 22-1378	MAILING ADDRESS 7005 A 60 E E D & T CITY (AM PA STATE F L ZIP PHONE 36-533)
APPLICATION# 22-1338	MAILING ADDRESS 45/2 Porpoise Drive CITY Tampa STATE FL ZIP 336/7 PHONE \$13956/75/
APPLICATION# 22-1778	MAILING ADDRESS SOLP GUESON IN CITY AMA STATE E ZIP 34/7 PHONE 3/3 7/48 87/4
APPLICATION# 22-1378	PLEASE PRINT NAME SARA MCMURRY MAILING ADDRESS 8019 PAULSON LANE CITY TAMPA STATE FZ ZIP 3361 PHONE 813-263-

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 9 OF 1				
DATE/TIME:	HEARING MASTER: SUSAN FINCH				
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING					
APPLICATION #	NAME Jerem & Coul				
22-1378	MAILING ADDRESS 17937 Hunting Bow Circle				
	CITY LUT2 STATE 52 ZIP 335 PHONE 813 920 2005				
APPLICATION #	NAME Kamala Contet				
22-1387	MAILING ADDRESS 101 & Kennely BV				
	CITY TWO NA STATE TO ZIP 3368LPHONE 813-727-8421				
APPLICATION#	PLEASE PRINT Michael Ball				
22 - 1387	MAILING ADDRESS 16545 South US Highway 361				
VS	CITY VIMAUMA STATE FL ZIP 135 PHONE				
APPLICATION#	PLEASE PRINT TOKE HONOM				
22-1387					
	MAILING ADDRESS SUZ3 W. LAURE ST CITY TPA STATE ZIP 336 PHONE 0039				
APPLICATION #	PLEASE PRINT NAME Addie Clark				
22-1499	MAILING ADDRESS 400 N. Ashley Dr.				
	CITY Tampa STATE FL ZIP 33603 PHONE 561-319-4759				
APPLICATION #	PLEASE PRINT NAME				
7	MAILING ADDRESS				
	CITYSTATEZIPPHONE				

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: January 17, 2022

HEARING MASTER: Susan Finch PAGE: _1_ OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 22-0075	James Anderson	1. Opposition Presentation Packet	No
RZ 22-0075	Ethel Hammer	2. Opposition Presentation Packet	No
RZ 22-0075	Gary Gibbons	3. Opposition Presentation Packet	No
RZ 22-0075	Ryan Brooks	4. Opposition Presentation Packet	No
RZ 22-0075	Jennifer Miller	5. Opposition Presentation Packet	No
RZ 22-0075	Kami Corbett	6. Applicant Presentation Packet	No
RZ 22-0075	Steve Henry	7. Applicant Presentation Packet	No
RZ 22-1591	Todd Pressman	Applicant Presentation Packet	No
RZ 22-0719	Grace McComas	1. Opposition Presentation Packet	No
RZ 22-0719	Sunny Sia	2. Applicant Presentation Packet	No
RZ 22-0866	Kami Corbett	Applicant Presentation Packet	No
RZ 22-1226	Brian Grady	1. Staff Report	Yes (copy)
RZ 22-1226	Kami Corbett	2. Applicant Presentation Packet	No
MM 22-1228	Brian Grady	1. Staff Report	No
MM 22-1228	Sherri Southwell	2. Opposition Presentation Packet	No
MM 22-1228	David Smith	3. Applicant Presentation Packet	No
RZ 22-1229	Stephen Sposato	Applicant Presentation Packet	No
RZ 22-1229	Steve Henry	2. Applicant Presentation Packet	No
RZ 22-1229	Todd Pressman	3. Opposition Presentation Packet	No
RZ 22-1229	Wendy Oliverio	4. Opposition Presentation Packet	No
RZ 22-1229	Lisa Knox	5. Opposition Presentation Packet	No
RZ 22-1229	Kami Corbett	6. Applicant Presentation Packet	No
RZ 22-1338	Elise Batsel	1. Applicant Presentation Packet	No
RZ 22-1338	Brian Grady	2. Staff Report	No
RZ 22-1387	Kami Corbett	Applicant Presentation Packet	No
RZ 22-1387	Brian Grady	2. Staff Report	No
RZ 22-1387	Steve Henry	3. Applicant Presentation Packet	No
RZ 22-1499	Brian Grady	1. Staff Report	No

JANUARY 17, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, January 17, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, calls the meeting to order, leads in the pledge of allegiance to the flag, and introduces Development Services.

A. WITHDRAWALS AND CONTINUANCES

- Brian Grady, Development Services, introduces staff and reviews changes/withdrawals/continuances.
- Susan Finch, ZHM, overview of ZHM process.
- Cameron Clark, Senior Assistant County Attorney, overview of oral argument/ZHM process.
- Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0075

- Brian Grady, Development Services, calls RZ 22-0075.
- Cameron Clark, Senior Assistant County Attorney, statement for record.
- Kami Corbett, applicant rep, presents testimony.
- Israel Monsanto, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents
- ▶ Jane Graham, opponent, presents testimony.
- James Anderson, opponent, presents testimony.
- Ethel Hammer, opponent, presents testimony.
- Gary Gibbons, opponent, presents testimony.
- Ryan Brooks, opponent, presents testimony.

- Sabine Prather, opponent, technical difficulties.
- Jennifer Miller, opponent, presents testimony.
- Susan Finch, ZHM, questions to opponent and County Attorney.
- Cameron Clark, Senior Assistant County Attorney, answers ZHM questions.
- Sabine Prather, opponent, technical difficulties.
- Jane Graham, opponent, questions to County Attorney.
- Cameron Clark, Senior Assistant County Attorney, answers opponent questions.
- Jane Graham, opponent, questions to ZHM.
- Susan Finch, ZHM, answers opponent questions.
- Sabine Prather, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- ► Kami Corbett, applicant rep, provides rebuttal
- Steve Henry, applicant rep, provides rebuttal.
- Abbey Naylor, applicant rep, provides rebuttal.
- Trent Stephenson, applicant rep, provides rebuttal.
- Kami Corbett, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes RZ 22-0075.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-1591

- ▶ Brian Grady, Development Services, calls RZ 22-1591.
- Todd Pressman, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to applicant rep and Development Services.

- Brian Grady, Development Services, answers ZHM questions.
- Todd Pressman, applicant rep, answers ZHM questions and continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions.
- Isis Brown, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Isis Brown, Development Services, answers ZHM questions.
- Brian Grady, Development Services, statement for record.
- Jillian Massey, Planning Commission, statement for record.
- Susan Finch, ZHM, questions to Planning Commission.
- Jillian Massey, Planning Commission, answers ZHM questions and staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Susan Finch, ZHM, questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- Susan Finch, ZHM, questions to applicant rep.
- Todd Pressman, applicant rep, answers ZHM questions and provides rebuttal.
- Susan Finch, ZHM, closes RZ 22-1591.

C.2. RZ 22-1642

- ▶ Brian Grady, Development Services, calls RZ 22-1642.
- Jeff Cathey, applicant rep, presents testimony.
- ► Isis Brown, Development Services, staff report.

- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1642.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0719

- Brian Grady, Development Services, calls RZ 22-0719.
- Sunny Sia, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Grace McComas, opponent, presents testimony.
- Elizabeth Belcher, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Sunny Sia, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 22-0719.

D.2. RZ 22-0857

- ▶ Brian Grady, Development Services, calls RZ 22-0857.
- Marla Frazer, applicant rep, presents testimony.
- Roger Grunke, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Florence Hancock, proponent, presents testimony.

- Susan Finch, ZHM, calls opponents.
- Theresa Maida, opponent, presents testimony.
- Susan Finch, ZHM, questions to opponent.
- ▶ Theresa Maida, opponent, answers ZHM questions and continues testimony.
- Susan Finch, ZHM, calls Development Services.
- Brian Grady, Development Services, statement for record.
- Susan Finch, ZHM, questions to Development Services.
- Michelle Heinrich, Development Services, answers ZHM questions.
- Susan Finch, ZHM, calls applicant rep.
- Marla Frazer, applicant rep, provides rebuttal.
- Roger Grunke, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 22-0857.

D.3. RZ 22-0866

- ▶ Brian Grady, Development Services, calls RZ 22-0866.
- Kami Corbett, applicant rep, presents testimony.
- Tim Lampkin, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-0866.

D.4. RZ 22-1226

- ▶ Brian Grady, Development Services, calls RZ 22-1226.
- Kami Corbett, applicant rep, presents testimony.
- Susan Finch, ZHM, questions to Development Services.

- Brian Grady, Development Services, answers ZHM.
- Susan Finch, ZHM, requests information to be added to staff report.
- Tania Chapela, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Tania Chapela, Development Services, answers ZHM questions.
- Alex Steady, Development Services Transportation, answers ZHM questions.
- Susan Finch, ZHM, requests additional information to be added to staff report.
- ▶ Brian Grady, Development Services, statement for record.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep.
- ► Kami Corbett, applicant rep, provides rebuttal.
- Steve Henry, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 22-1226.

D.5. MM 22-1228

- ▶ Brian Grady, Development Services, calls MM 22-1228.
- Elise Batsel, applicant rep, presents testimony.
- David Smith, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Elise Batsel, applicant rep, continues testimony.
- Susan Finch, ZHM, questions to applicant rep.
- Elise Batsel, applicant rep, answers ZHM questions.

- Steve Henry, applicant rep, answers ZHM questions.
- Sam Ball, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- James Ratliff, Development Services Transportation, answers ZHM questions.
- Elise Batsel, applicant rep, answers ZHM questions.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Katie Russo, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents.
- Sherri Southwell, opponent, presents testimony.
- Jeanine Lussier, opponent, presents testimony.
- Steven Finley, opponent, presents testimony.
- Kim Plant, opponent, presents testimony.
- Laura Shepherd, opponent, presents testimony.
- Nicole Cameron, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services.
- Elise Batsel, applicant rep, questions to Development Services.
- Susan Finch, ZHM, questions to applicant rep.
- Brian Grady, Development Services, answers applicant rep and ZHM questions.
- Elise Batsel, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes MM 22-1228.

D.6. RZ 22-1229

- ▶ Brian Grady, Development Services, calls RZ 22-1229.
- Kami Corbett, applicant rep, presents testimony.
- Steven Sposato, applicant rep, presents testimony.
- Steve Henry, applicant rep, presents testimony.
- Michelle Heinrich, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents.
- Alan Daoud, proponent, presents testimony.
- Susan Finch, ZHM, calls opponents.
- Todd Pressman, opponent, presents testimony.
- ► Wendy Oliviero, opponent, presents testimony.
- Dina Cagnina, opponent, presents testimony.
- Lisa Dunsmore, opponent, presents testimony.
- Lisa Knox, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Steve Henry, applicant rep, provides rebuttal.
- Kami Corbett, applicant rep, provides rebuttal.
- Susan Finch, ZHM, closes RZ 22-1229.

D.7. RZ 22-1338

- ▶ Brian Grady, Development Services, calls RZ 22-1338.
- Elise Batsel, applicant rep, presents testimony.
- David Smith, applicant rep, presents testimony.

- Susan Finch, ZHM, questions to applicant rep.
- David Smith, applicant rep, answers ZHM questions and continues testimony.
- Elise Batsel, applicant rep, continues testimony.
- Michelle Heinrich, Development Services, staff report.
- Susan Finch, ZHM, questions to Development Services.
- Michelle Heinrich, Development Services, answers ZHM questions.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, questions to Planning Commission.
- Jillian Massey, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, questions to County Attorney.
- Cameron Clark, Senior Assistant County Attorney, answers ZHM questions.
- ▶ Jillian Massey, Planning Commission, answers ZHM questions.
- Susan Finch, ZHM, calls proponents/opponents.
- Pat Kilker, opponent, presents testimony.
- Claude-Penrette Conze, opponent, presents testimony.
- Tim McMurry, opponent, presents testimony.
- Sara McMurry, opponent, presents testimony.
- Susan Finch, ZHM, calls Development Services.
- ▶ Alex Steady, Development Services Transportation, statement for record.
- Susan Finch, ZHM, calls applicant rep.
- Elise Batsel, applicant rep, provides rebuttal.
- Jeremy Couch, applicant rep, provides rebuttal.

- Elise Batsel, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes RZ 22-1338.

D.8. RZ 22-1387

- ▶ Brian Grady, Development Services, calls RZ 22-1387.
- Kami Corbett, applicant rep, presents testimony.
- Tania Chapela, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.
- Susan Finch, ZHM, calls proponents/opponents.
- Michael Ball, opponent, presents testimony.
- Brian Grady, Development Services, asks opponent to read letter into record.
- Michael Ball, opponent, reads letter into record.
- Susan Finch, ZHM, calls Development Services/applicant rep.
- Steven Henry, applicant rep, provides rebuttal.
- Kami Corbett, applicant rep, provides rebuttal.
- Steve Henry, applicant rep, continues rebuttal.
- ► Kami Corbett, applicant rep, continues rebuttal.
- Susan Finch, ZHM, closes RZ 22-1387.

D.9. RZ 22-1499

- ▶ Brian Grady, Development Services, calls RZ 22-1499.
- Addie Clark, applicant rep, presents testimony.
- Chris Grandlienard, Development Services, staff report.
- Jillian Massey, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 22-1499.

ADJOURNMENT

Susan Finch, ZHM, adjourns meeting.

Bryan Brandon Planned Development Rezone 22-1229 "The Brooke"

ONTX+EAST

Project Team
Planning and Engineering – LevelUp Consulting
Legal – Hill Ward Henderson
Transportation – Lincks & Associates

Application No. 12 22-1229

Name: Stephen Spoots

Entered at Public Hearing: ZHM

Exhibit # Date: 117/2027

The Brooke PD

- +/- 8.14-acre project site
- Res-6
- Suburban Character District
- Urban Service Area (USA)
- No environmental constraints
- Near commercial, institutional, employment, and a mix of residential uses
- Neighborhood Meeting held on November 11, 2022



*Institutional Uses: Adult and Child Care Facilities, Hospital, and Educational Facilities

Location and Context

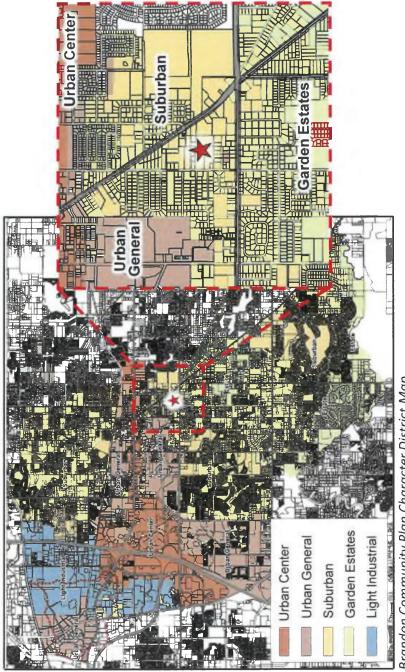


Vision Statement

Brandon's natural, business and cultural Brandon, the Heart of Hillsborough, is a comprehensive economic opportunities small-town atmosphere, the community neighborhoods. While preserving its development will seek to balance and sustainable growth. Future vibrant community of diverse embraces a rich blend of environments.

Suburban Character District

This designation provides for a wide range of residential building types.



Brandon Community Plan Character District Map

Brandon Community Plan



Commercial/Office Education Facilities

Map Legend

Places of Worship

Government

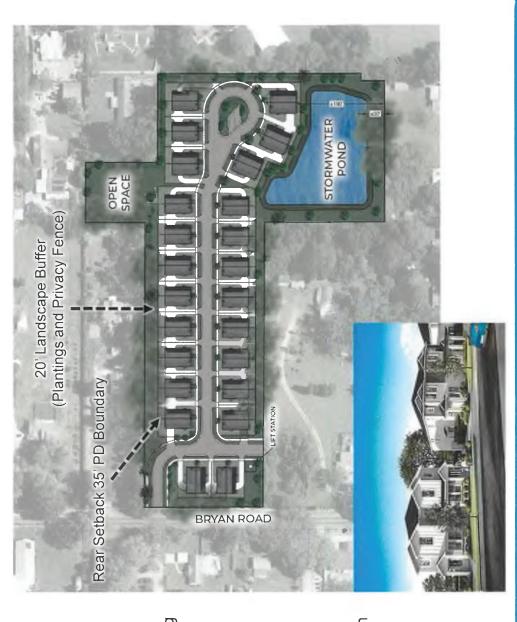
Care Facilities

Multifamily

Location and Context

Request - Planned Development

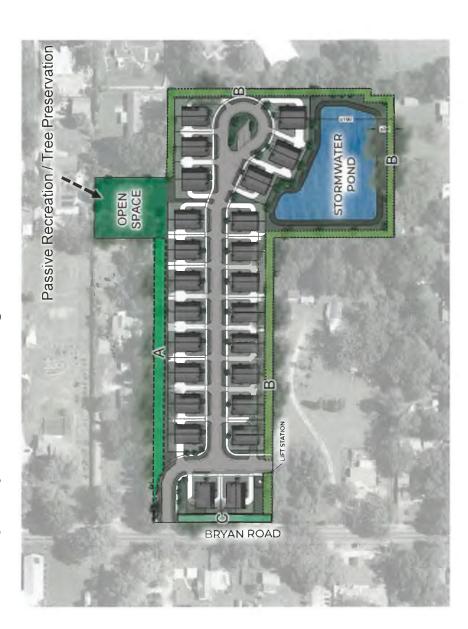
- Two-family attached 48 homes
- Traditional Neighborhood Design
- Architectural emphasis street facing
- Side-loaded garage
- Two-story with private yard
- Professionally maintained landscape buffer tracts along the perimeter
- Access off Bryan Road
- Cross access to south
- Connect to existing sidewalk (Bryan Road)



Request and Site Layout

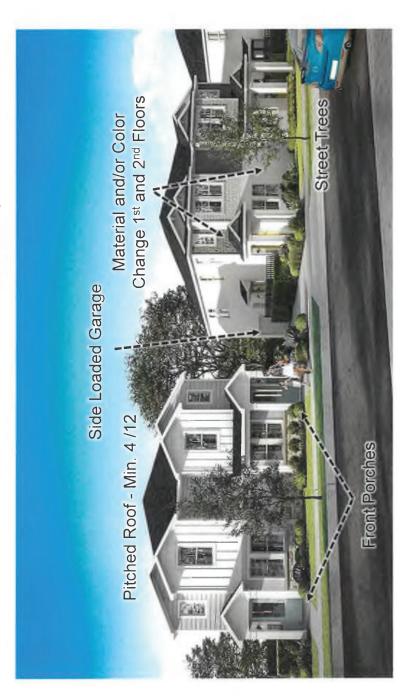
PD Commitments - Open Space and Buffering

- Nearly 50% Open Space
- +/- 3.8 acres
- Passive Recreation / Tree Preservation
- Landscape Buffer Tracts
- Stormwater Pond
- Enhanced Buffering
- M 20' Landscape Buffer with 6' Privacy Fence
- B 15' Landscape Buffer with 6' Privacy Fence
- 20' Landscape Buffer with Enhanced Urban Scenic Corridor Plantings with Decorative Fence



Request and Site Layout

PD Commitments – Form and Style











Architectural Emphasis

Comparison Projects - Similar Context

- RES-6
- Suburban Character District
- Adjacent to single family

No	e E	Address	Distance
			from Site
н	Lumsden Reserve - Townhomes:	925 Lumsden Reserve Drive	0.6 miles
2	Oak Park - Townhomes	701 Oak Park Place	1.4 miles
ო	Versant Place - Apartments	919 Meizner Real Avenue	1.8 miles
4	Providence – Townhomes	1815 Fluorshire Drive	2.8 miles
S	MAA Indigo Point - Apartments	1850 Providence Lakes Boulevard	3.6 miles
9	Providence Lakes - Apartments	1705 Chapel Tree Circle	3.6 miles
7	Bridgewater Landing - Paired Villas	5743 Stockport Street	4.4 miles
œ	Watson Place - Townhomes	5912 Watson Road	4.3 miles
6	Cypress Trace - Apartments	802 Providence Trace Circle	2.8 miles
10	Camden Royal Palms Apartments	822 Milano Circle	2.8 miles

Name	Address	Distance from Site
serve - Townhomes:	925 Lumsden Reserve Drive	0.6 miles
ownhomes	701 Oak Park Place	1.4 miles
e - Apartments	919 Meizner Real Avenue	1.8 miles
Townhomes	1815 Fluorshire Drive	2.8 miles
Point - Apartments	1850 Providence Lakes Boulevard	3.6 miles
akes - Apartments	1705 Chapel Tree Circle	3.6 miles
Landing - Paired Villas	5743 Stockport Street	4.4 miles
e - Townhomes	5912 Watson Road	4.3 miles
e - Apartments	802 Providence Trace Circle	2.8 miles
al Palms Apartments	822 Milano Circle	2.8 miles

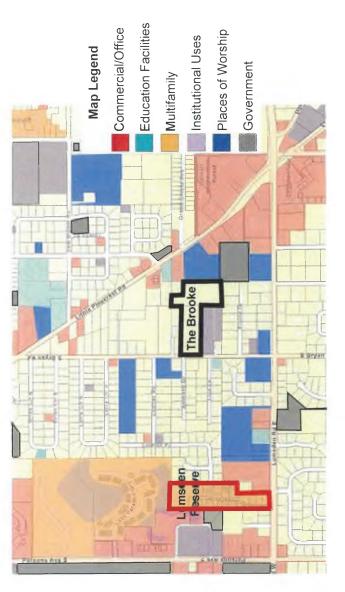
"Vibrant Community of Diverse Neighborhoods"

Lumsden Reserve





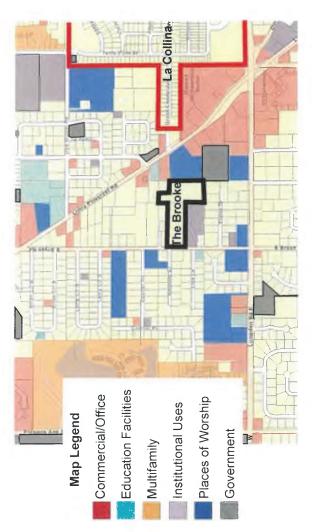
- Townhome development (multi-family) along Lumsden Rd
- Suburban Character District and RES-6
- Adjacent to a mix of uses and intensities, suburban-style single family lots, large residential estate lots





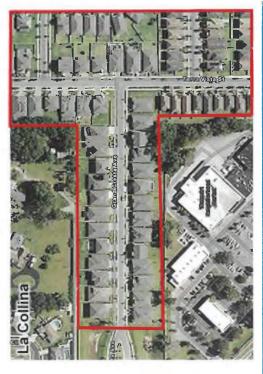


La Collina



- Large Planned Development along Lumsden Rd. and Lithia Pinecrest Rd.
- Suburban Character District and RES-6.
- Portion is between suburban-style single family lots, large residential estate lots, and a shopping center.





Compatible with Context – Like (not the same)

ONYX+EASI

The Brooke: TND Themed Community

- Increases density consistent with Comprehensive Plan USA
- Single family design, scale and massing
- Enhanced buffering along perimeter
- Increased setbacks
- Nearly 50% Open Space

STORMWATER FOR BOND

Architectural Controls



Compatibility

Consistency and Compatibility

- · The design achieves the desired density while being consistent with the Comprehensive Plan and compatible with context.
- Design compliments surrounding development.
- TND approach fosters creativity, architectural attractiveness, and adds to the diversity of housing options.

Future Land Use Element

Objective 1: Direct growth to Urban Service Area; Policy 1.2: Minimum Density – 75% of allowable; Policy 1.4: Sensitivity of Development Proposals in maintaining the character of existing development.

Community Design Component

Objective 12-1: Design compatibility with existing developments

Neighborhood/Community Development

Objective 16, Policy 16.2: Transitions of intensities; Policy 16.3: Integration with adjacent land uses; Policy 16.8: Density and lot size; Policy 16.10: Compatibility with existing uses;

Brandon Community Plan

Goal 6, Strategy 3: Protect Established Neighborhoods; Strategy 4: Design Guidelines; Strategy 5: Design Characteristics; Strategy 5-D: Suburban Character District

Consistency and Compatibility



No objections by Review Agencies

- Planning Commission Consistent with the Unincorporated Hillsborough development pattern found within the surrounding area subject to County Comprehensive Plan, and Compatible with the existing conditions.
- Development Services Approvable subject to conditions

Application No. RZ 22-1229 Name: Steve Henny Entered at Public Hearing:

Exhibit # 2 Date: 17

EVEL OF SERVICE EPORT 2020



Updated October 2021

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HILLSBOROUGH COUNTY 2020 LOS REPORT

Application No. RZ 22-1229

Name: Pressman

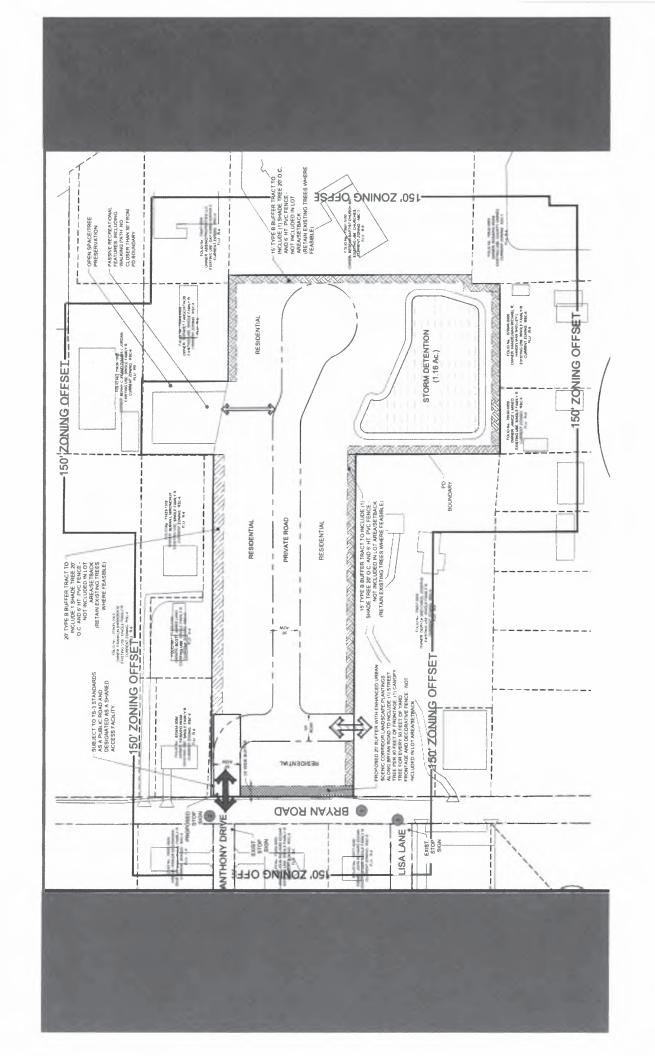
Entered at Public Hearing: ZHM

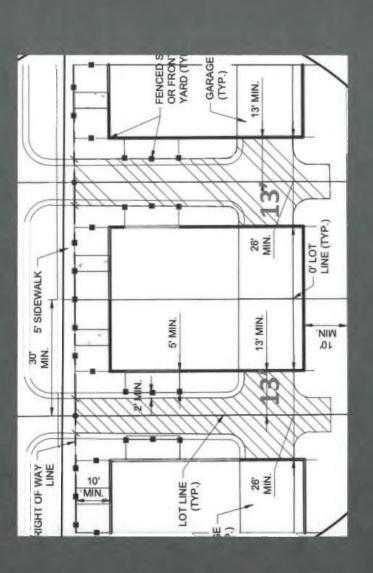
Exhibit # 3 Date: 1/17/2022



Key missed by both staff's is that they compared the existing zoning category parameters with the proposed project...

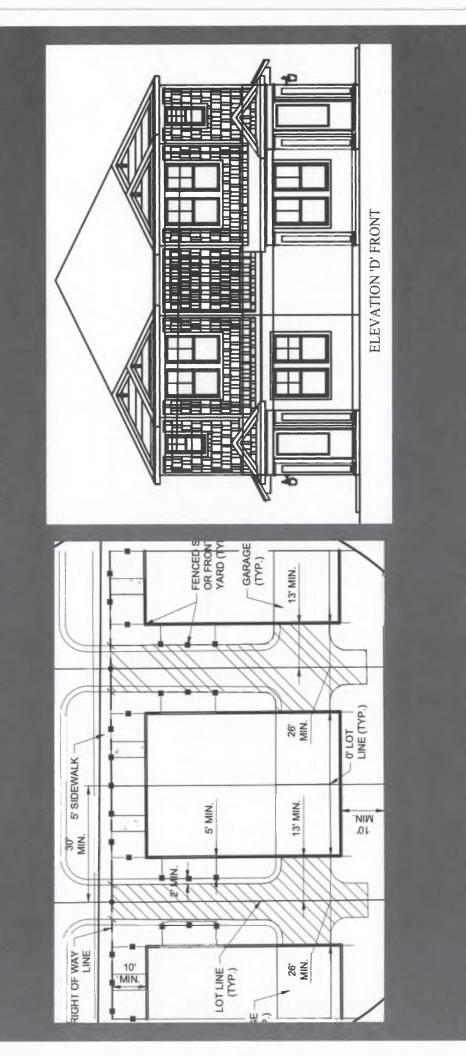
development pattern, the existing large lot nature of ...did not consider the character, established the vicinity nor very low existing density.

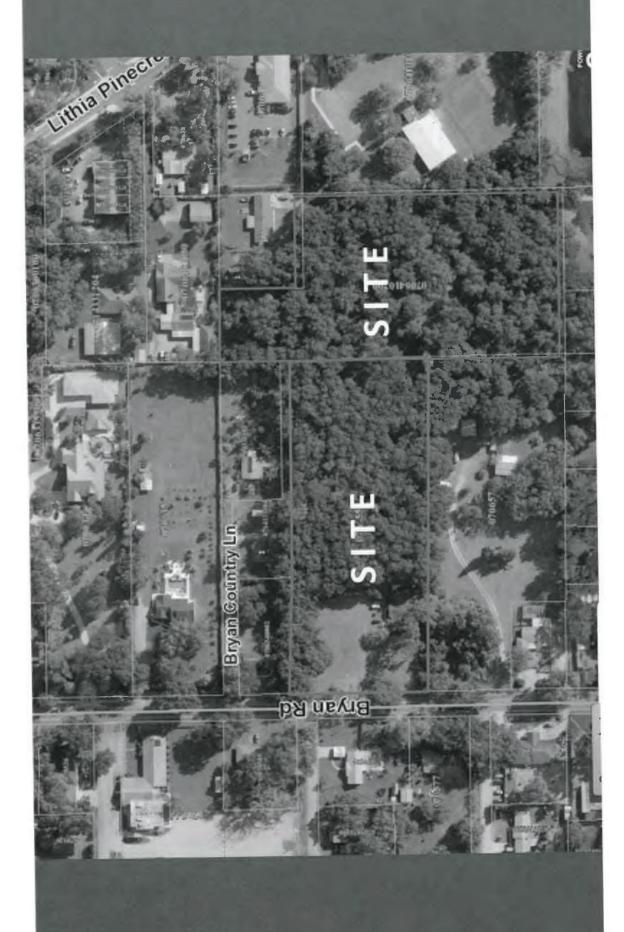




"Minimum lot size is 2,400 SF"

13' side setbacks





Lithia Pineon	1.28 acres acres	1/1 acre
/Tacre	17.65	
es	1/.76	
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acres	1/1/ac	

Lithia Pinect .5 acres 1/.5 acres Bryan Country Ln Bryan Rd

Planning Commission Staff Report

Character district of the Brandon community Plan where the residential is predominantly single-family detached The subject property is located within the Suburban homes ...

Planning Commission Staff Report

includes single-family residential and public/institutional residential, and the nearest multi-family is located 0.16 of a mile to the south and 0.38 miles to the northwest. uses. The property does not abut any multi-family Most of the area surrounding the subject property

Planning Commission Description:

1.4 which desires compatibility with the immediate area and surrounding "The proposal also meets the compatibility requirements of FLUE Policy uses. There is an established suburban residential development pattern in the area". "Most of the area surrounding the subject property includes single-family residential and public/institutional uses". "Much of the area surrounding the subject property includes single-family residential and public/institutional uses.

Planning Commission:

located 0.16 of a mile to the south and 0.38 miles The property does not abut any multi-family residential, and the nearest multi-family is to the northwest.

Zoning Staff Description:

"Residential uses are found to the north of the project.".

"The general area consists of residential uses..."

Lithia Pinect Bryan Country Ln Bryan Rd

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 22-1195
Lot Size / Lot Width	7,000 sf / 70'	2,400 sf per unit / 4,800 sf per building 30′ per unit / 60′ per building

Planning Commission Report

"Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area".

16.8 and 16.10 that require new development, infill and redevelopment to be compatible with "The proposal meets the intent of Objective 16 and its accompanying Policies 16.2, 16.3, the surrounding area in character, lot size and density"

character districts to follow a specific development pattern and be compatible with the "Goal 6 and Strategies 3, 4 and 5 of the Brandon Community Plan require each of the surrounding area".

family is located 0.16 of a mile to the south family residential, and the nearest multi-"The property does not abut any multiand 0.38 miles to the northwest".

Recorded Opposition

Mr. Moreda highlighted the item. Commissioner Hagan moved to open oral argument, seconded by Commissioner White, and carried seven to zero. Michael Horner, representing the applicant/owner, sought approval displayed images. Mr. Stephen Griffin, PC, and Attorney Lundgren gave PC/ZHM Commissioner recommendations. White moved approval, seconded by Upon clarification from Mr. Gormly, Mr. Moreda included Commissioner Crist. conditional language stating "the site should be permitted 400 multifamily units developed with Residential Multifamily 20 development standards with the following exceptions: a maximum height of 60 feet was permitted and a 30-foot setback with Type B screening was required on the north boundary adjacent to Folio 77731.0000, as shown in the general site plan." Commissioner White moved approval as amended, seconded by Commissioner Crist. After Chairman Murman confirmed the motion was approval, subject to the conditions, motion carried seven to zero.

G.3. Application Number: RZ 15-0239-BR/C

Applicant: Antony Skaria

Location: East side of Bryan Road, 500 feet north

of Elaine Drive

Folio Numbers: 70655.0000 and 70641.0200

Acreage: 7.90 acres, more or less Comp Plan: RES-6

Service Area: Urban
Community Plan: Brandon
Existing Zoning: RSC-6

Request: Rezone to RSC-9

RECOMMENDATION:

ZHM: Approval Development Services: Approvable

PC: Consistent with Comp Plan

ORAL ARGUMENT

Mr. Moreda introduced the item. Chairman Murman called for a motion to open for oral argument. Commissioner Miller so moved, seconded by Commissioner Beckner, and carried seven to zero. Mr. Antony Skaria, applicant, spoke on the item and requested approval. Chairman Murman called for public comment. Mr. Derek and Ms. Laura Doughty, 505 South Larry Circle, displayed images and opposed the item. Mr. Skaria offered rebuttal. Mr. Griffin and Attorney Lundgren relayed PC/ZHM recommendations.

Subsequent to remarks on compatibility and the current zoning designation, Commissioner White moved denial, seconded by Commissioner Hagan for discussion. Following talks on rezoning/Comp Plan density discrepancies, allowed units per acre, and compatibility concerns, the motion carried seven to zero.

NOTE: The above action reversed the recommendation for approval by the ZHM.

PUBLIC HEARINGS - RELATED ITEMS - 9:00 A.M. TIME CERTAIN

H.1. None.

LAND DEVELOPMENT CODE (LDC) AMENDMENTS

- I.1. LDC 15-0461 Lake Access The purpose of the proposed amendment was to ensure compliance with planned development conditions of approval which regulated lake access to and use of lakes during subdivision plat and site development plan approval.
- f f etaMr. Moreda reviewed the amendment, as shown in background material.
- I.2. LDC 15-0491 Emergency Access to Subdivisions Change the width requirement of the required emergency access to subdivisions from 12 feet to 15 feet to accommodate the increasing size of the fire apparatus and to provide assurance that both the apparatus and private property remained undamaged.
- $oxedsymbol{\mathbb{E}}$ Mr. Moreda highlighted the amendment, as displayed in background material.
- I.3. LDC 15-0492 Pervious and Shared Parking Provide flexibility in a parking lot design to reduce land devoted to impervious development and further compliance with the national pollutant discharge elimination system permit.
- $oxedsymbol{\mathbb{E}}$ Mr. Moreda touched on the amendment, as contained in background material.
- I.4. LDC 15-0497 Dogs in Dining Places Enable food service establishments to obtain a permit to allow patrons to bring their dogs with them into designated outdoor portions of the premises.
- Mr. Moreda provided an overview of the amendment, as shown in background material.

- I.5. LDC 15-0498 Temporary Pole Banners Allow permitting of temporary pole banners in certain designated rights of way and make terminology consistent with Florida Department of Transportation terminology.
- Mr. Moreda spoke on the amendment, as displayed in background material. Responding to Commissioner Crist, Assistant County Attorney Cameron Clark clarified the pole banner guidelines.
- I.6. LDC 15-0499 Model Homes in Subdivisions Provide more flexibility in allocating model home lots to multiple client home builders within subdivision phases.
- Mr. Moreda highlighted the item, as shown in background material. Talks followed.
- I.7. LDC 15-0502 Accessory Uses in Industrial Recognize the scope of accessory retail or wholesale use allowed and applicable to industrial uses which were zoned planned development (PD). The current code only referenced site plan controlled and standard zoning districts that were in place prior to the LDC combining all the site plan controlled districts into a single category PD.
- $oxedsymbol{\mathbb{Q}}$ Mr. Moreda spoke on the item, as provided in background material.

COMMISSIONERS' ITEMS - 9:00 A.M. TIME CERTAIN

J.1. None.

STAFF ITEMS - 9:00 A.M. TIME CERTAIN

K.1. None.

COUNTY ATTORNEY ITEMS

L.1. None.

OFF-THE-AGENDA ITEM - None.

ADJOURNMENT

 $oxedsymbol{\mathbb{E}}$ There being no further business, the meeting was adjourned at 10:34 a.m.

READ AND APPROVED.

CHAIRMAN

ATTEST:

PAT FRANK, CLERK

y: Sincyrettery

jh

(All applicable documents and/or legal descriptions for land use items are on file in Board Records.)

Board of County Commissioners Kevin Beckner Victor D. Crist Ken Hagan Al Higginbotham Lesley "Les" Miller, Jr. Sandra L. Murman Stacy R. White

County Administrator Michael S. Merrill

County Administrator
Executive Team
Lucia E. Garsys
Carl S. Harness
Gregory S. Horwedel
Ramin Kouzehkanani
Liana Lopez
Bonnie M. Wise

County Internal Auditor
Peggy Caskey

County Attorney
Chip Fletcher

Development Services PO Box 1110 Tampa, FL 33601-1110



Development Services

April 20, 2015

Reference:

RZ-STD 15-0239 BR

Antony Skaria 11432 Hammock Oaks Ct. Lithia, FL 33547

Dear Applicant:

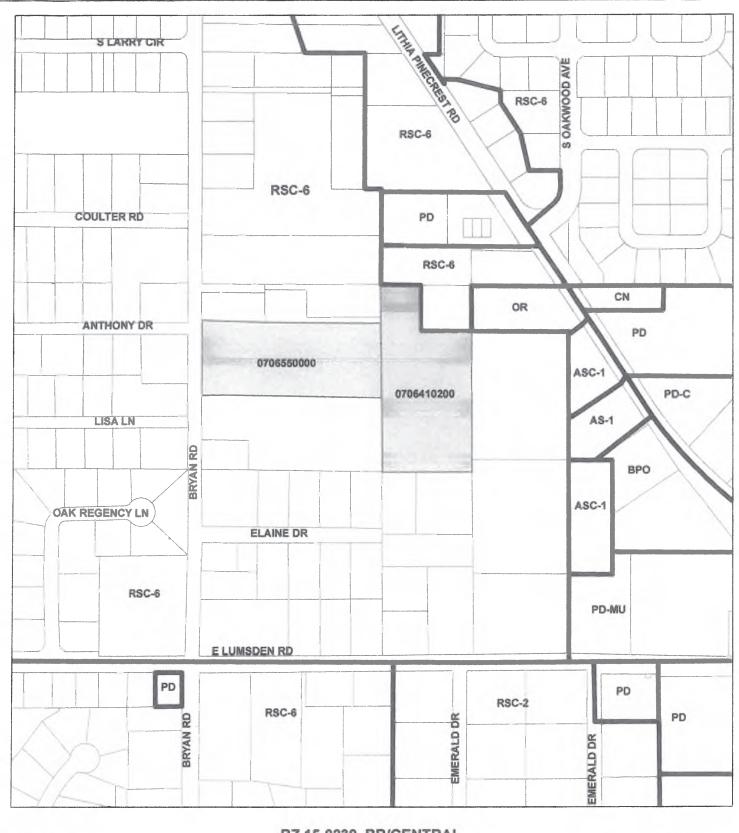
At the regularly scheduled public meeting on April 7, 2015, the Board of County Commissioners denied the above-referenced application.

If you have any questions regarding your petition or the public meeting, feel free to contact me at 272-5920.

Sincerely,

Joseph Moreda, AICP, Zoning Administrator

JM/ml Attachment



29-20-26



Zoning Boundary

RZ 15-0239 BR/CENTRAL



Development Services Department

EXHIBIT 2: Zoning Map



Feet 0 3570 140 210 280

RESOLUTION #___RR15-033

REZONING PETITION # RZ-STD 15-0239 BR

Upon motion by Commissioner White, seconded by Commissioner Hagan, the following resolution was adopted by a 7-0 vote, with the individual commissioners voting as follows:

Murman	yes
Crist	yes
Miller	yes
Higginbotham	yes
Hagan	yes
Beckner	yes
White	yes

WHEREAS, on the 12th day of December, 2014, Anthony Skaria submitted a rezoning petition requesting a change from RSC-6 (Residential, Single-Family Conventional) zoning classification to RSC-9 (Residential, Single-Family Conventional) zoning classification for the parcel of land described in said petition; and,

WHEREAS, the Zoning Hearing Master on February 16, 2015, held a duly noticed public hearing on said rezoning petition for RSC-9 (Residential, Single-Family Conventional) zoning, and heard and considered testimony and documents received thereon; and,

WHEREAS, the Zoning Hearing Master filed with the Board of County Commissioners of Hillsborough County a recommendation of approval of said rezoning petition; and,

WHEREAS, said recommendation of approval contained findings of fact and conclusions of law relating to consistency with the Comprehensive Plan and compatibility with adjoining land uses and zoning classifications, a copy of which recommendation is attached hereto as Exhibit A and incorporated herein by reference; and,

WHEREAS, the public notice requirements contained in the Land Development Code of Hillsborough County have been satisfied; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Hillsborough County Administration; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has received and considered the report and recommendation of the Zoning Hearing Master; and,

WHEREAS, the Board of County Commissioners of Hillsborough County has on April 7, 2015, held a duly noticed public meeting on the petition for RSC-9 (Residential, Single-Family Conventional) zoning and has heard and considered the evidence received thereon.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA:

I. FINDINGS

- A. The Board of County Commissioners of Hillsborough County is authorized and empowered to consider the petition for RSC-9 (Residential, Single-Family Conventional) zoning filed by Anthony Skaria.
- B. The Board of County Commissioners of Hillsborough County, having considered the report and recommendation of the Hillsborough County Administration, the recommendation of the Zoning Hearing Master and evidence and testimony from both the applicant and persons from the surrounding neighborhood finds that the uses permitted in the RSC-9 (Residential, Single-Family Conventional) zoning classification are not compatible with the existing land uses present in the area surrounding the subject property.
- C. The Board of County Commissioners of Hillsborough County having considered the report of the Hillsborough County Administration, the recommendation of the Zoning Hearing Master and evidence and testimony from both the applicant and persons from the surrounding neighborhood finds that the RSC-9 (Residential, Single-Family Conventional) classification is not compatible with the zoning districts applicable to the lands surrounding the subject property.
- D. The Board of County Commissioners of Hillsborough County having considered the report and recommendation of the Hillsborough County Administration, the record of the hearing before the Zoning Hearing Master and the Zoning Hearing Master recommendation, and evidence and testimony from both the applicant and persons from the surrounding neighborhood, finds that the rezoning of the subject property would be inconsistent with the goals, policies and objectives contained in the Comprehensive Plan enacted by the Board of County Commissioners of Hillsborough County pursuant to the authority contained in Chapter 75-390, Laws of Florida (1975), as amended, and Part II of Chapter 163, Florida Statutes, entitled, "Community Planning Act".

This finding of inconsistency with the Comprehensive Plan includes a finding of inconsistency with Policy 1.4 "Compatibility" of the Future Land Use Element. The proposed rezoning to RSC-9 is found to be incompatible with the applicable zoning districts in the vicinity of the subject parcel, due to the surrounding pattern of zoning districts which permit larger residential lots than those which would be allowed by the rezoning request.

II. CONCLUSIONS

The Board of County Commissioners of Hillsborough County hereby denies the petition for RSC-9 (Residential, Single-Family Conventional) zoning filed by Anthony Skaria.

III. EFFECTIVE DATE

This resolution shall take effect upon vote of the Board of County Commissioners of Hillsborough County in regards to the application.

STATE OF FLORIDA COUNTY OF HILLSBOROUGH)

I, PAT FRANK, Clerk of the Circuit Court and Ex Officio Clerk to the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of the resolution adopted by the Board of County Commissioners of Hillsborough County, Florida at its regular meeting of April 7, 2015 appears of record in Minute Book 467 of the Public Records of Hillsborough County, Florida.

, 20 15 . WITNESS, my hand and official seal this day of

PAT FRANK, CLERK

Deputy Clerk

APPROVED BY COUNTY ATTORNEY

Approved As To Form And

Legal Sufficiency

APPLICATION: RZ 15-0239 Central ZHM HEARING DATE: February 16, 2015

BOCC MEETING DATE: April 07, 2015 CASE REVIEWER: Marshall Robinson

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone a parcel of land (folios 70655.0000 & 70641.0200), approximately 8.10 acres in area from Residential, Single-Family Conventional (RSC-6) to Residential, Single-Family Conventional (RSC-9). The property is located on the east side of Bryan Road, north of Lumsden Road and west of Lithia Pinecrest Road.

The applicant proposes to rezone the property in order to develop residential lots under the RSC-9 development standards.

1.2 Compliance Overview with Land Development Code and Technical Manuals

The site will comply with site development, no variation or variances are being requested.

1.3 Analysis of Recommended Conditions

N/A

1.4 Evaluation of Existing and Planned Public Facilities

A 6 inch water main exists approximately 1,000 feet from the site and is located within the south Right-of-Way of E. Lumsden Road. A 12 inch wastewater force main exists approximately 1,000 feet from the site and is located within the south Right-of-Way of E. Lumsden Road.

This site is located within the 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. The Developer is responsible for submitting a utility service request at the time of site development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

Transportation

According to Transportation staff review, Bryan Road is in the vicinity of the proposed project and currently operating at a Level of Service (LOS) "C". The proposed rezoning would not result in any potential increase in trip ends to and/or from the site. Recent State changes to Transportation Concurrency regulations require the applicant to only mitigate the new trips generated by the project. Any existing roadway deficiencies are assumed to be the responsibility of the local government. Site access improvements (turn lanes) will be required if the project traffic meets the criteria established in Section 6.04.04(D) of the Hillsborough County Land Development Code (LDC).

Transportation also reports that the roadways in the vicinity of the proposed project are currently operating at acceptable levels of service and will continue to operate at acceptable levels of service with the addition of the project's traffic. Roadway improvements (paving and/or widening), sidewalk construction, turn lane(s) construction, and right-of-way dedication will be reviewed

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT APPLICATION FORM

741 741 674 10	TT I CILLII
Shaded Area For Official Use O	nly 57d
APPLICATION PREFIX AND NUMBER: RZ	
HEARING(S) AND TYPE: DATE: $2 - 16 - 15$	TYPE: 41 101
DATE: TBD	TYPE: 6000 Hillsborough County Florida
RECEIPT NUMBER: $PCR43647$ APPLICATION TYPE AS REFERENCED IN LDC:	Florida
INTAKE DATE: $12-12-14$ INTAKE TECHNICIAN	N SIGNATURE Elle Bounds
	EPRESENTATIVE
Name:	2 '11
Address:	
City / State / Zip	Daytime Phone: ()
E-mail address: antonyskania 10 Jahon	Fax Number: ()
APPL	ICANT SAFE
Name: ANTONY SKARIA APPL	704
Address: 1/432 HAMMOCK	OAKS CT
City/State/Zip LITHIA FL 335	47 Daytime Phone: (813 943-6107
Name: PNTONY SKARIA PROPERT	Y OWNER
·	1
Address: 11432 HAMMOCK OAKS	
City/State/Zip LITHIA, FL 3354°	7 Daytime Phone: (<u>\$13)</u> 943-6107
PROPERTY ADDRESS OR GENERAL LOCATION:	13 BRYAN RD - BRANDON
NATURE OF REQUEST: REZONING FROM	m Asc-6 to Asc9
RELATED APPLICATIONS:	
PROPOSED UTILITIES: PUBLIC WATER PRIVATE WE	LL PUBLIC WASTEWATER SEPTIC TANK
(Additional Information Required	On "Property Information Sheet")
I HEREBY SWEAR OR AFFIRM THAT ALL THE	I HEREBY AUTHORIZE THE PROCESSING OF THIS
INFORMATION PROVIDED IN THE SUBMITTED	APPLICATION AND RECOGNIZE THAT THE FINAL
APPLICATION PACKET IS TRUE AND	ACTION TAKEN ON THIS PETITION SHALL BE
ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE	BINDING TO THE PROPERTY AS WELL AS TO THE CURRENT AND ANY FUTURE OWNERS.
REPRESENTATIVE LISTED ABOVE TO ACT ON	A. Skanin
MY BEHALF ON THIS APPLICATION.	
H. Oranna	Signature of the Owner(s) – (All Parties on the Deed must Sign)
Signature of the Applicant ANTONY SKARIA	ANTONY JKARIA SUSAMMA JKARIA
Pype or Print Name	Type or Print Name

Page 1 of 2

PROPERTY/PROJECT INFORMATION SHEET

Shaded Area For Official Use Only

-
UMBER:
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AND
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ATION
APPLIC/
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ADDITIONAL HEARING INFORMATION: CUT-OFF DATE: (If Applicable)

NOTICE DEADLINE:

BRYAN ESTATES Proposed Project Name (If Applicable): _

If "Yes", list citation numbers Are Code Enforcement issues pending? No List each folio within the proposed project along with the corresponding information for each (Use additional sheets if necessary).

380 RSC-6 430 RSC-6	Folio Numbers	Owner(s) Name(s) as listed on the deed	Acreage	Current Zoning*	Comp. Plan Category	S/T/R**
the profession of the property	70655.0000	Skanie And Gosamma	380	RSC-6		
	70641.0200	it chie And Solaward Kone	430	RSC-6		
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			William to the control of the contro			
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	the designation of the state of		Milater and the second			
		Total Acreage:	07:			

* If Current Zoning is PD, list PD application number as well.

Section / Township / Range

Future Landuse: R-6

Historical Resources:

No results found.

Overlay District:

No results found.

TAZ: 640

Urban Service Area:

DATA: USA

IMPACT FEE ZONES:

ROW/Frans: ZONE 7

Fire: Central

Park/School: CENTRAL

FEMA Flood ZONE: X

AREA OF MINIMAL FLOOD HAZARD

Firm Panel: 039211

Wind Borne Debris Region:

Community Base Planning Area:

BR

AREA NAME: Brandon

Current Zoning: RSC-6 -

undefined

Census Tract: 133.11

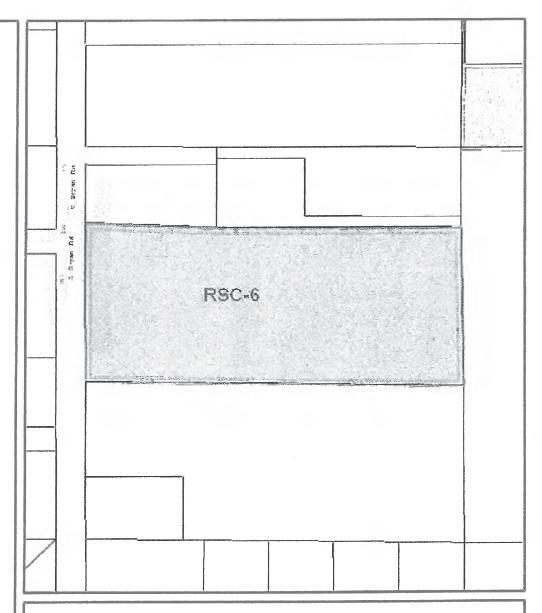
Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata

information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties,

including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.

Hillsborough County shall assume no liability

- Any errors, omissions, or inaccuracies in the information provided regardless of how caused.
 or
- Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



Property Appraiser: <u>Link</u> FOLIO NUMBER: 70655.0000

PIN: U-26-29-20-ZZZ-000002-64180.0

OWNER: ANTONY AND SOSAMMA SKARIA TRUSTEES

MAILING ADDRESS: 11432 HAMMOCK OAKS CT



LITHIA, FL 33547-1949 SITE ADDRESS: 813 BRYAN RD BRANDON, FL 33511

TWN-RNG-SEC: 29-20-26

ACREAGE: 3.80

MARKET VALUE: \$185,719

LANDUSE CODE:0100 SINGLE FAMILY

Printed: Dec 12, 2014

Future Landuse: R-6

Historical Resources: No results found. Overlay District: No results found.

TAZ: 640

Urban Service Area: DATA: USA

IMPACT FEE ZONES:
ROW/Trans: ZONE 7
Fire: Central
Park/School: CENTRAL
FEMA Flood ZONE: X
AREA OF MINIMAL FLOOD HAZARD

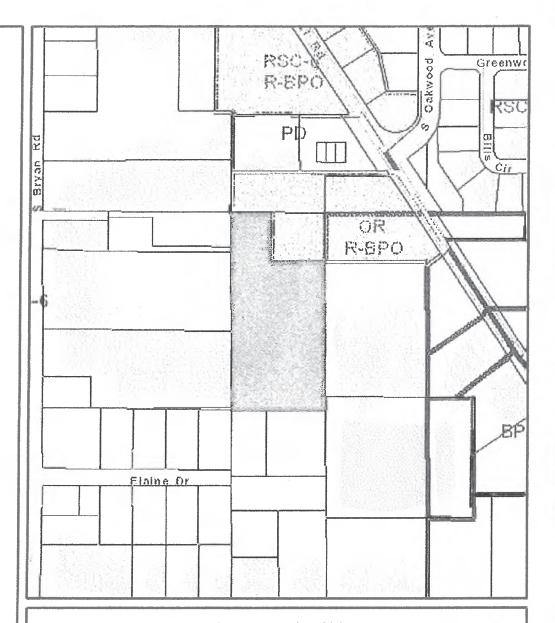
Firm Panel: 0392H Wind Borne Debris Region: Community Base Planning Area: BR AREA NAME: Brandon

Current Zoning: RSC-6 - undefined

Census Tract: 133.11
Hillsborough County makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness, or completeness of any of the geodata information provided herein. The reader should not rely on the data provided herein for any reason. Hillsborough County explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose.

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- Any errors, omissions, or inaccuracies in the information provided regardless of how caused.
 or
- Any decision made or action taken or not taken by any person in reliance upon any information or data furnished bereunder.



Property Appraiser: Link

FOLIO NUMBER: 70641.0200

PIN: U-26-29-20-ZZZ-000002-64050.0
OWNER: ANTONY AND SOSAMMA SKARIA TRUSTEES

MAILING ADDRESS: 11432 HAMMOCK OAKS CT



LITHIA, FL 33547-1949 SITE ADDRESS:

0

BRANDON, FL 33511

TWN-RNG-SEC: 29-20-26

ACREAGE: 4.10

MARKET VALUE: \$134,644

LANDUSE CODE:9900 VACANT ACREAGE

Printed: Dec 12, 2014

Social Security

The Official Website of the U.S. Social Security Administration

Apply for Benefits

Identification

General

Other Benefits

Remarks & Options

Review & Sign

You must print this page or write down the re-entry number.

In this section...

Re-entry Number: **57359453**

If something causes you to exit or you choose to save and return at a later time, you must use this number to continue your saved application process.

If you lose your re-entry number, sign in to your my Social Security account, or register for an account, to view your re-entry number. Social Security employees will never ask for your re-entry number, or will have access to it. This is to protect your privacy.

Re-entry Number

Things you should know about your application

We may use 01/14/2023 as the official date of your application for Medicare coverage. In order to use 01/14/2023, we must receive the signed application by 07/15/2023 or you may lose Medicare coverage.

If any of these dates fall on weekend or federal holiday, we must receive the signed application by the following business day.

Next

Previous

Save & Exit

Commissioner's RE PD 22-1229

The following, communicate their opposition to this many most cohesive and not compatible with the surrounding area development of which is exclusively one story single family homes on single lots. The proposed multi-family use would be the only development of that kind anywhere in the many surrounding and nearby communities and would set a precedence for more higher and out of character townhomes, of which will cause imposition and harm onto the abutting single family residential homes by loss of privacy, light, visibility, openess

	NAME Nuk Quarter	613 Clai Du	DATE 18-27-22	
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	Muchael & C	12 1NRd 33511	11-7-2020	又 .
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	Roops Syer	630 E Lumeden	11-2-22	
	Raff -	1 acadia	gov Bry an 11/17/22	
		Application No Name: Entered at Public Ho	V VIIVE 10	

Exhibit # _ Date: _ [17/2627

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME Jinice V	Lines 61	RESS - 4 ELAINE J	DATE 18/3	27/22
		Vdyrico		
KulleMo	nodu ?	804 Bryon Rd	11-1	7-22
		804 Bry		
Cerena	Delateo	804 Bryont	ed 11-	17-22

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME	ADI	DRESS		DATE		
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Scott L	ang 611 Bru	an (onn	try line Bruan Co.	1012	5122	
Sue N	Mironchul	< P	Srandon		10/25/2	12
Amer	he Edgar	53	3 Anthon	f DR	10/25/	12
John	Edgar	533 A	nthony D	R 1	0)25/20	2
Alex (ivesta	520 Av	thony Dr	LO,	125/22	
Ivai	da Cuesta	520	Anthony.	Dr 1	0/25/3	クマ
Alexa	Custa	sau m	nminy D	, (0125/99	

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

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	NAME (/ A/). N/	ADDRESS	DATE 10-27-22
	Soft M. Nagr	611 Elanc Done	70-27-
* 4	KENDRA MENA K McNan	IR GIJ ELAINE DR	10/27/22
	Zoey McNai Zoey menai	ir 611 Elaine Drive	10/27/22
\	Saxon Mc Nair	6/1 Elaine Drive	10-27-2022
	Lee Raschle	· 3905 PeriodLn	10.98.22
X	· Judith	Rubio 516 N.L	Arry 10-28-22
	thosher Crif	te 1605 bryan Ro	10-27.22

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

¥	NAME Shelley Handema	ADDRESS 618 ELaine Dr	DATE 10-27-22	
(Mike Handelman	-618 Ehaine Dr		
	Bluy	503 Lany	Ciel 10-2	-9-22
		Jan L 183-		
		2207 Bodrick		
	Shellie Swe Shellie Swe	et ent 522 Larr	y Circle S., Br.	andon FL
	Ray Day	Stalling 503	2 So Larry Ci	L10/29/22
				, ,

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

	NAME	ADDRESS	DATE	
7	Sherri	Hillgruber 607 Elaine Dr.,	Brandon 10/27/22	
<i>(</i> :	CAR	2 13 Juffer 1 134 N LA	AVIVE Tock 10/27/22	
	Jan	FAMYRD GIFFORD yoldward 534N L		
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To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

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Mike Kimerline 5	517 Anthony Dr	10-25-2022	-
Chris Kimerline 5	17 Anthony Dr.	10/25/2022	
Paula Oliver	511 Lisa Lan	e. 10/25/202	E
Kristy Kroker			
Michael Chae		\ <u>`</u>	
Emily Herri	509 Lisa In	10/25/22	_

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME	ADDRESS		DATE	
RICHARD	Lounsbury	529 ANTA	wy DR	10.27-22
SUSON	Loonsbury	и и	4	10.27.22.
JOHN	BABON S	5/8 ANTH	ony Dr	10.27-22
k Vanessa	Hill 701	Bryan Ro	10,	127122
Blake	Hill 10	1 Bryan	Rd 10	127/22
1 °.	nie Mortellar	o 705 B	oryan Rd	10/27/20
Matthey	Mortellaro	1	/ 1	10/27/22

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME ADDRESS DATE
Orlan priant 511 COWHERR 1 10-26-22
1 - 1 - 1 = 1
Theresa Worshan 805 Coulter Pl 10/26/22
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Jary of place 401 soton pr.
Clashdite allen 802 Coulter Cir. 10/26/2020

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME () () Cal.	ADDRESS	DATE
Carlos Falcon	ADDRESS 5/3- ANTANNI DR FL33511	27/10/2022
	es 513-ANTONI Pr FE	33511 27-10-22
		r.fl. 33511 27-10-22
Kalperine Folian	Richer 513 Arthory	f. 33511 n-10-78
	5502 LISALN FA	
Javan Was	501 LISA 4	V Brandon 51 3381,
Gersand :	Deter 605 Beyon	NAD PRAMOCH, F 33511

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME		ADDRESS		DATE	10/201
Beth	Wilson	516 Anthony Dr	Brandon	FL 33511	10/25/12
Debby	Sperringer	Somo			18/25/27
	Sperringe				10/25/22
Crysta	1 Peña	Same		/	0/25/27
Chris	Wilson	Same			10/15/12
4	Joly	Min	~	10-2	5-22
	PENEASE	E O'BEAN	Y	10-2	5-27

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

	NAME	ADDRESS	DATE
7	Trian Prasit	805 Bryan Road 805 Bryon Road Blowlin, FL 33511	11/11/22
	Iriam Rosario	Blankin, FL 33511	11 11 2-
*	Oulouture Branden 3 Aubrea	723 Bryan Rd Brandon, FL 335	11/12/22
	Dranden ? Mabres	Diangon, PL 33.	0/
ざ	Ryan Bostick	509 Anthony	1/13/23
	Sherry Bell	513 Lisa Ln	1/15/23

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

	NAME ASHERGHBOYNET	ADDRESS 503 S. Larry Civ	DATE 11/3/22	
	NiLvio Pequero	709 Brynd Pd 1	Brandon FC 11/22/20	722
X	Edilma FANDINO	707 Bryw Rd	Brandon# 11/22	1202
*	Jean Treamouris	703 Bryan Rd	4 other JW4 sons lots	11/22

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

	NAME DADRESS DATE 10/26/22 Gail Parris 808 Coulter Circle Branchen FL 335
	Madi Parris 608 Coulter circle Brandon Fl 1012612
	Scott Parris 808 Courter Cr. Brandon F. 30-26-22
	Bonitaleter 806 Coulter Cin Brandon FL 33511
0	Je () () () () () () ()
	Hora Thempson 804 Coulter Cir 10/26/22
	Vendy Oliverio 717 Bryan Rd 10.26.22 John Oliverio 717 Bryan Rd 10.26.22
	John Oliverio 717 Bryan Rd 10-26e-22

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME Benn	y C. Joi	DRESS 16 Lituia 1dan	Pincerest DAT	E 29/2	27
	^		L Pine Crest		
Dianno	Jordan	720 Litt	hig Pinecrest 1	Rd 19/	29/22
Andrew	r Filler	726	Lithia Pinecre	A RD	10/29/22

To the Honorable Zoning Hearing Master and County
Commissioner's
RE: PD 22-1229

NAME		ADDRESS	DATE
and	Child YK	581 Couter Rd	10-83-86
	,	n 526 Coulter Rd	
and	1	EG COLTEK PL	10-26-22
		ler 808 Coulter Pl	
Victo	ivia Mil	h 10005 1521	dumont Dr. 10/26/22
Mar	h South	2808 Coulter	P1. 10/26/2022
alle	ie Janople	403 Suzetle Dr	10/26/2022

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

NAME A MO	ADDRESS	D	ATE	
Lauf Melly	SA Cork	reld, B	ronden 10	25/22
Milus A Dona				
May Live	510 Coster	- Red Bran	rdan, 72 19	193/22
Francia Que	5510	Corelles	Rd, Brane	101, FE
frya Meda	- 510 COU	Iter Rd,	Brandon FL	335//
Main		,		
Frotin Main	515 Coulter	Rel Bra	indon PL3.	3511

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

The following residents, closely located to the applicant's property, communicate their opposition to this pending rezoning. As neighbors, the multi-family project proposed is out of character, not cohesive and not compatible with the surrounding area development of which is exclusively one story single family homes on single lots. The proposed multi-family use would be the only development of that kind anywhere in the many surrounding and nearby communities and would set a precedence for more higher and out of character townhomes, of which will cause imposition and harm onto the abutting single family residential homes by loss of privacy, light, visibility, openess and consistency of development style.

DATES

ADDDECC

NEADATE

	NAME	ADDRESS		DATE	
-	Tricia Elan	520C	ulterRd.	10/23/22	_
	Edith Hicks	524 Cou	itter Rd	10/23/22	_
	Dawson Hi	CKS 5241	Coulter Rd	10/23/22	_
	Michael G	rl 530	Coulter Ro	10/23/22	2
	2: CA	RL 530	Coulter	Rd 10/23/	2022
	Jason Co	0X XC	. Coulter	-P1 10/23	1/2022
	Jason Co Jerez C. Do	right s	POI COUZ-70	ERTL 10/2	2/2022

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DATE Diney- Cagnina 713 Coulter Pl. Brandon 33511 10.23.22 Christina Shannon 506 Coulter Rd Brandon 3351/ 10/23/22 Anne Smith 705 Coulter Pl. Brandon 3851/ 10/23/2: Josh Shannow 506 Coulter Rd. Brandon FL10.23.2. Robert Smith 705 Coulter Pl Brandon, FC 1 Yaviyu Stewar Tol Coulter Pl. Brandon 10/23/20 Jerry Humphrey 704 Coulter Pl Brandon, 10/23/22 Clare Pascia 704 Coulter Pl. Brandon, FL10/23/2

To the Honorable Zoning Hearing Master and County Commissioner's

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TARKS 712 Coulter Pl. Brandon 10-23-22 Fun Carso 712 Cauter Pl, Brandon 10/23/22 Melissa Parks 712 Coulter Pl. Brandon, FL 10/231 Lisa Dunsmore 703 Coulter PL-Brandon 10-232 Sarch DUNSMORE-203 CoultarPL-Brandon-10823/22 Duane DUNSMORE-703 Conter PL-Brandon 10-23-22 Pavid Tuttle 512 Coulter Rd Brandon 10-23-22 STACY Tuttle 512 Coulter Rd Brandon 10/23/20

PETITION IN OPPOSITION

To the Honorable Zoning Hearing Master and County Commissioner's

RE: PD 22-1229

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Andrew Address Date

Patricia Rowle 609 Elains He Browdon, AL 33511-1989/22

33511

Lori Balona 515 S. Larry Circle, Brandon, Fl.

Brandon

Amanda Mayer 510 So. (2rrycin 351,

Def william 4045, ERYAN C, R. BRANDON & 2251,

Sett Williams 4045, ERYAN C, R. BRANDON & 2251,

Iday Whyie 501 S Bryan Cir Brandon 38511

Jony Majie 501 S Bryan Cir Brandon 33511

Jony Majie 501 S Bryan Cir Brandon 33511

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NAME	ADDRESS	DATE
LADINISHA HA	SEROVE \$04 COULTER CIR	10/31/2022
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Joshua Lew	is 2222 Bodrick cin.	204 10-31-2022
Monque al	eveland 804 Coulter	ir 10-31-2022
	•	
Dan Olso	on 5125. Bryan	, Civ. 11-3-22
Atchara John	ism \$12 S. Bryan C.	11-6-22
Jessica He	ard 513 Coulter Rd	1 10 23
Kan Da	and and and the	
nay Ing	19thy 801 COULTER	PL 1/14/23
	/	

Pete & Lisa Knox 508 S. Bryan Cir. Brandon, FL 33511 Lisao1020@hotmail.com

Application No. RZ 22-1229
Name: Lisa Knox

Entered at Public Hearing:

Hillsborough County Public Hearing 601 East Kennedy Blvd. County Center, 2nd FL Tampa, FL

> RE: App. No.: RZ-PD 22-1229 Rezoning Planned Development

Dear Zoning Committee Members:

Please be advised that we, and many of our fellow residents along Bryan Road, are opposed to a multiple unit development on the property address of 813 Bryan Road, Brandon, FL 33511.

The primary reason being, the traffic on Bryan Road is already overburdened, especially at the intersections of Lumsden Road and at Lithia-Pinecrest. The daily traffic count on Bryan Road has increased over the last few years. There are churches, a daycare and other small businesses in close proximity to the property, which will exacerbate the traffic backing up for several blocks past the property with the addition of more cars coming in and out of the proposed development. Bryan Road is a two-lane road one mile from one of the busiest intersections in Brandon (East Brandon Avenue at Lithia-Pinecrest Road):

https://tampacommercialrealestate.com/wp-content/uploads/2011/11/Tampa-Bay-Busiest-Intersections.pdf. Please see composite exhibits A-F.

Secondly, this property is a haven for wildlife including, tortoises, armadillos, opossums, racoons, squirrels, birds, and butterflies, to name a few. It is a wildlife corridor with an old growth oak canopy, carpeted with wildflowers. It would be a tragedy to see it bulldozed only to put up concrete boxes, no matter how "high end" or "luxury", they would cause great harm to the entire area's wildlife. The neighborhoods along Bryan Road are quiet, long established, single-family residential homes. This multi-unit development would be out of place here.

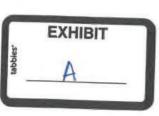
My husband's family moved into this neighborhood in 1963. A lot has changed over the years, but we are still clinging to the hope that our little pocket of single-family neighborhood homes will not be overrun and "clogged" with out-of-state developments coming in and destroying what is left of the "old Brandon" that we all love and enjoy living in.

We request that this property zoning remain as single family.

Respectfully submitted,

Lisa and Pete Knox

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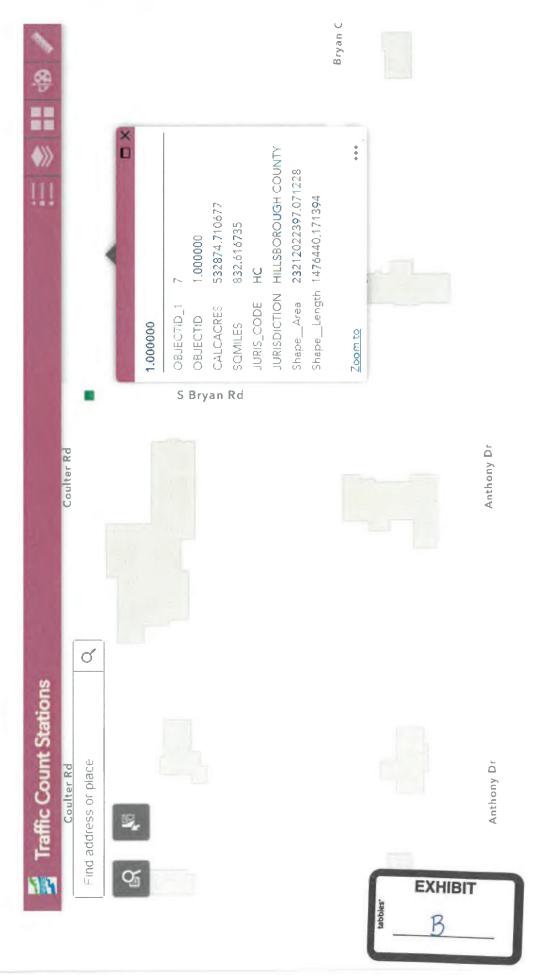
Traffic Counts

The MPO maintains a consolidated database of current and historical traffic counts for all major roads

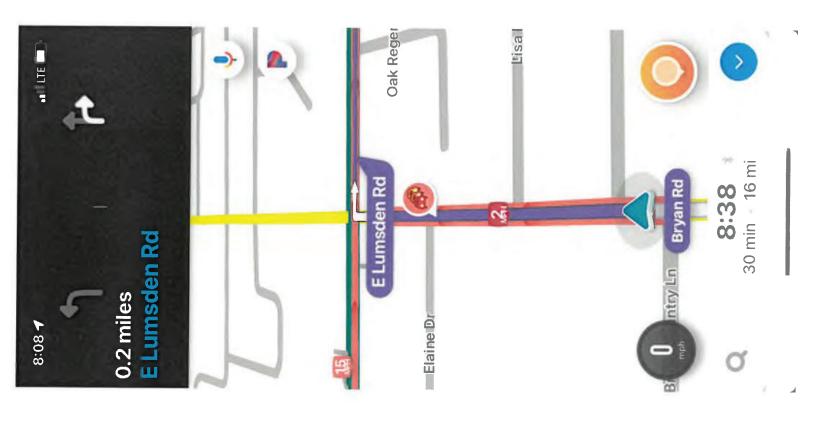
AADT is the total volume of traffic on a highway segment for one year divided by the number of days in the year. This report includes historical traffic Traffic Counts Report: This report list roads in alphanumeric order, and all counts are presented as Average Annual Daily Traffic (AADT) volumes. counts for all the roads maintained by the jurisdictions from 1995 to 2021

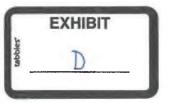
For more information on traffic data collection, please see the FDOT Traffic Monitoring Handbook

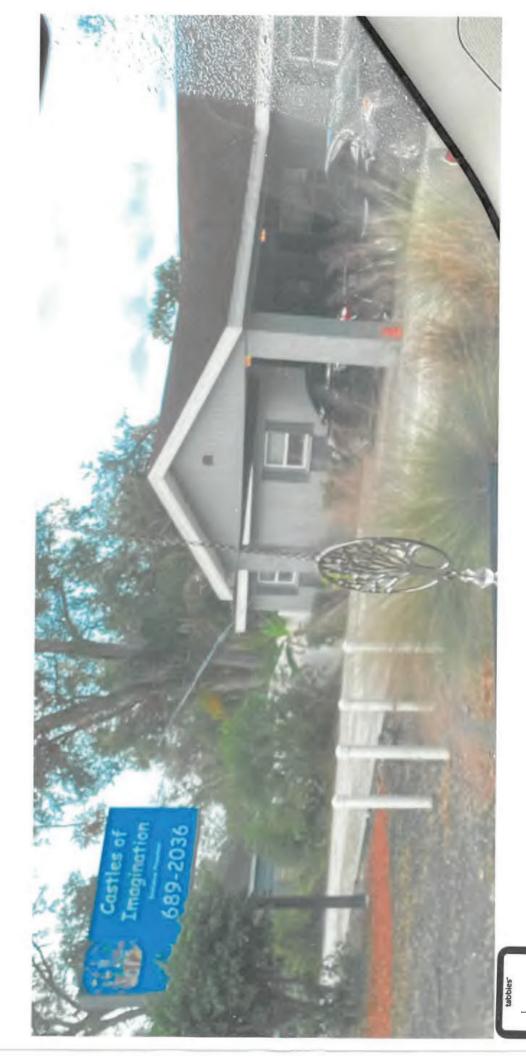
Use the Traffic Count Stations map below to find counts that were collected between 2014 and 2018. For previous years, download historical traffic count data



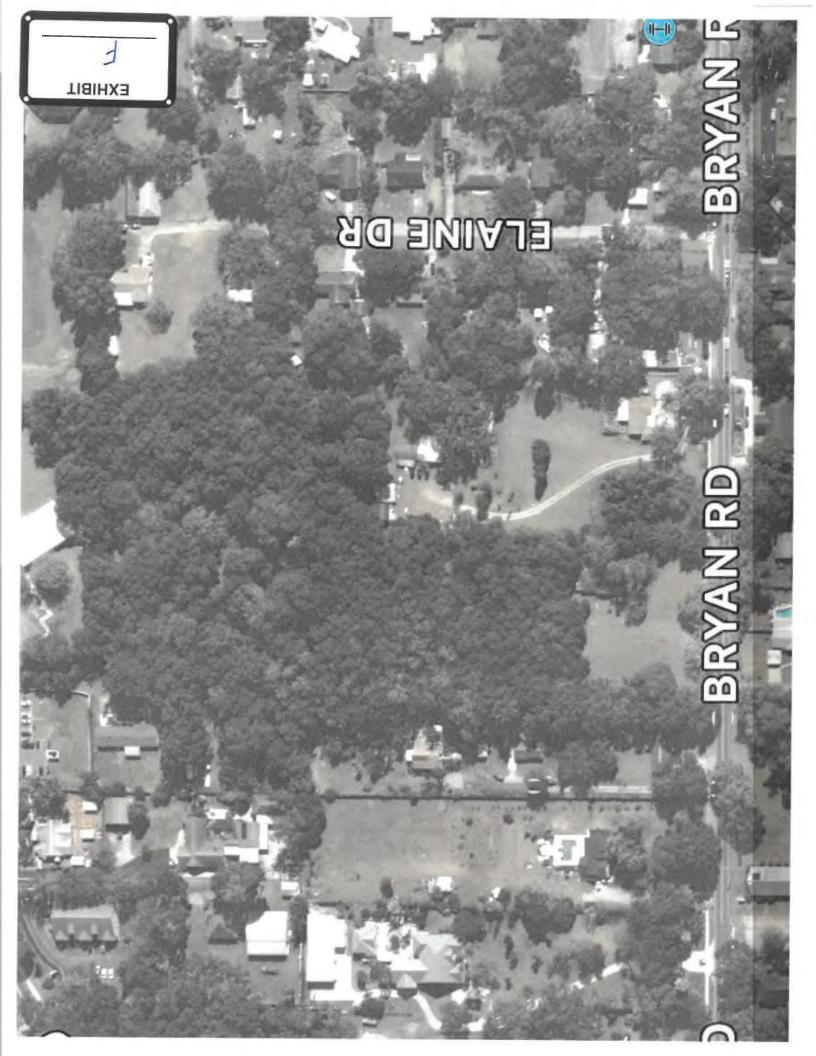


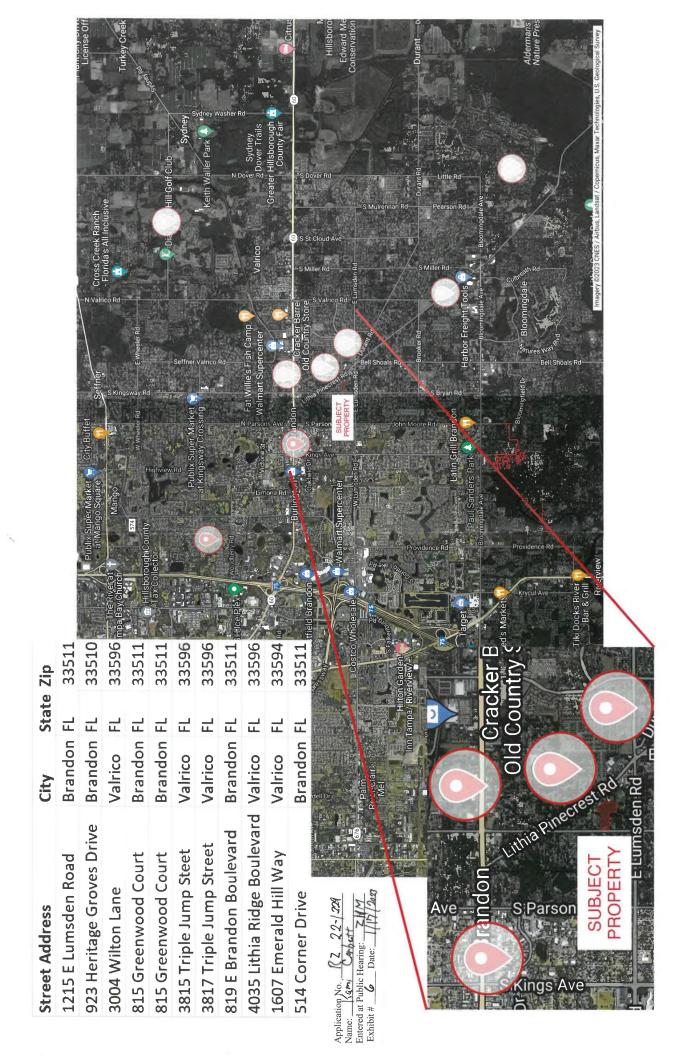






EXHIBIT





Hillsborough County Board of County Commissioners -Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

Please vote YES for the rezoning at 813 Bryan Road, Brandon, FL. I am a resident of Brandon, and fully support new housing in existing residential areas. This project would be a great and welcome addition to the community.

Repheal Monnchery Ouseph.

1215 East Lymsden Ro.

Brandon FL. 33511

Hillsborough County Board of County Commissioners -

Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

I am writing in full support of the proposed PD rezoning of the property located at 813 Bryan Road, Brandon, FL. The proposed 48-unit project provides a unique housing solution addressing the missing middle housing we desperately need in the community. Limiting the 8.14-acre project site to exclusionary single-family only housing would be short sighted and further exacerbate the housing affordability crisis we are actively experiencing in the community with average new single-family home prices well above \$700,000. Brandon is a desirable place to live because of its A+ schools, proximity to employment, and plethora of retail and entertainment options. For these reasons and more, the community is only going to continue to grow, and I implore you to vote YES for a project of this quality and design because it provides a unique and attainable housing solution for all.

Sincerely,

Anand Patel

923 HERITAGE GEOVES DR

BRANDON, FL 23510

Hillsborough County Board of County Commissioners Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

I am writing you to express my full support for RZ-PD 22-1229. As a lifelong Brandon resident and now full-time teacher in Hillsborough County, my goal is to settle near my childhood home and raise a family of my own. Since graduating from Florida State University, I have moved back to the area and been consistently looking for an affordable/attainable home that does not need major repairs. Unfortunately, my options have been extremely limited over the past 2+ years with 50+ year old homes that require extensive remodels or expensive new single-family homes that I simply cannot afford. By voting **YES** on a project like this, you are providing people like me a homeownership option unlike any others in the Brandon community. Once again, I urge you to support the rezoning at 813 Bryan Road.

Sincerely,

Cassandra Roditis

Hillsborough County Board of County Commissioners ~

Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

I am asking for your full support of the proposed PD rezoning of the property located at 813 Bryan Road, Brandon, FL. With a population of 115k and growing, Brandon is quickly becoming one of the most desirable places to live, work, and play within Hillsborough County. The Brandon community should welcome and celebrate these types of attractive TND communities versus the countless cookie cutter new home subdivisions scattered throughout the area. I urge you to vote YES for this project.

Sincerely,

Ravi Patel 815 Greenwood Ct. Brandon, FL 33511

Hillsborough County Board of County Commissioners Attn: Commissioner Michael Owen

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815 Greenweed 4

Brandon FL 33511

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Sincerely,

JAMES P. LIVINGSTON 3815 Triple Jump St. Valuer, FL 53592

Hillsborough County Board of County Commissioners

Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

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VARUGHESE MAXMILLIAN

Sincerely,

3817 TRIPLE JUMP ST. VALRICO, FL 33596

Hillsborough County Board of County Commissioners
Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

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Sincerely.

Dassay SKARIA

Hillsborough County Board of County Commissioners - Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

Please vote YES for the rezoning at 813 Bryan Road, Brandon, FL. 1 am a local business owner in the community, and fully support new housing in existing residential areas. This project would be a great and welcome addition to the community.

Mariamma Anlow
Mariamma Antony
819 E Brandon Blvd. Brandon, FL 33511
Sincerely,

Hillsborough County Board of County Commissioners Attn: Commissioner Michael Owen

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Dara Gibbs

Hillsborough County Board of County Commissioners

Attn: Commissioner Michael Owen

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Jasmine Thomas

4035 Lithia Ridge Blvd. Valrico, FL 3359 6

Sincerely,

Hillsborough County Board of County Commissioners Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

As the owner and club director of Brandon's Quest Volleyball Academy, I am writing to ask for your support of the rezoning at 813 Bryan Road, Brandon, FL. Re-established in 2017, Quest Volleyball Academy has been and continues to be home to thousands of girls and boys in the local community. We are a homegrown volleyball club that is committed to establishing a character-based program built on a foundation of Teamwork, Respect, Positive Attitude, Honesty, and Passion, all while developing contributing members within our community. With coaches, parents, and players consistently commuting from Plant City, Bradenton, Temple Terrace, New Tampa, Wesley Chapel, and Riverview, I have personally heard individuals express a strong desire to live closer to our volleyball headquarters. Unfortunately, the combination of high prices and rents coupled with older single-family housing in need of repair has driven people to further out geographic locations. This type of welldesigned home and project would be a great addition to the Brandon community and provide a feasible housing solution for many of the people involved with my club. I ask you to vote YES.

Sincerely,

Teresa Tanski

Hillsborough County Board of County Commissioners

Attn: Commissioner Michael Owen

RE: Application RZ-PD 22-1229

I am asking for your full support of the proposed PD rezoning of the property located at 813 Bryan Road, Brandon, FL. With a population of 115k and growing, Brandon is quickly becoming one of the most desirable places to live, work, and play within Hillsborough County. The Brandon community should welcome and celebrate these types of attractive TND communities versus the countless cookie cutter new home subdivisions scattered throughout the area. I urge you to vote YES for this project.

Sincerely,

Jose Ignortius
1607 Emerald Hill Way
Valvico, FL. 33594

PARTY OF RECORD

Rome, Ashley

From: Hearings

Sent: Monday, October 17, 2022 8:43 AM

To: Timoteo, Rosalina; Rome, Ashley; Heinrich, Michelle

Subject: FW: Application RZ PD 22-1229 **Attachments:** Document_2022-10-16_162245.pdf

From: SUSAN MIRONCHUK < SUEMIRON@msn.com>

Sent: Sunday, October 16, 2022 4:26 PM

To: Hearings < Hearings @ Hillsborough County. ORG >

Subject: Application RZ PD 22-1229

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

Attached please find my letter regarding Application RZ PD 22-1229. Thank you for your attention to this matter. Susan Mironchuk

Sent from Mail for Windows

October 16, 2022

DSD-Community Development Division

PO Box 1110

Tampa, FL 33601

Hearings@HCFLGov.net

RE: Application RZ-PD 22-1229

I am a resident of Hillsborough County, taxpayer, property owner and live adjacent to the properties in the rezoning application.

The application and accompanying letter indicate the desire to rezone two parcels of property from RSC-6 to PD with 48 two story townhomes. Parcels adjacent and immediately North, West, and South have been zoned RSC-6 since the 1960's but have a "realized" density of 3 units per acre or less. Changing the zoning to PD and this request will significantly change the character of Bryan Road.

The existing transportation infrastructure is already overtaxed. The arterials directly connecting with Bryan Road (Lithia Pinecrest and SR60 to the North and Lumsden Rd to the South) are failed roadways. Current, daily conditions on Bryan Rd, heading south towards the Lumsden intersection can queue cars more than 1,700 ft (beyond the subject property) causing not only repeated light changes in one's daily trip, but also concerns for safety. As a homeowner on Bryan Country Lane, a small private lane just north of the 813 Bryan Rd. property, I already feel the impact of the above-mentioned traffic and infrastructure problems. Cars heading south along Bryan Rd. are frequently backed up and stopped well north of my property access on Bryan Country Lane. I frequently have cars turning onto the private road on Bryan Country Lane, thinking they can cut over to Lithia Pinecrest Rd. and avoid the long wait at the intersection of Bryan Rd. and Lumsden Rd. Since Bryan Country Lane is a one car unpaved road, these cars must come all the way down the lane to my private property to be able to turn around when they realize that this is not a thoroughfare to Lithia Pinecrest Rd. to the east. Please be aware that Bryan Country Lane does have a post with the county Private Road sign, as well as a Dead-End sign, but this has not stopped

those frustrated drivers from trying. Adding 75-100 cars to the daily mix on Bryan Rd. will only exacerbate the congestion.

I am also concerned about the environmental impact of the use of pesticides, week killer and other chemical run off that comes with a dense residential population directly adjacent to my property. I have a well which is used for drinking water. I have been told by the county that I could not connect to the county water supply due to being too far from the main line. I am also concerned about increased crime rates associated with the additional population density.

This same property had come before the Zoning Committee in February 2015 and was denied. I have found nothing in the current application to address the concerns of 2015 and 2022. In fact, over the course of the past 7 years, many new residential developments have been approved and built, leading to Brandon being so congested all hours of the day. 48 townhomes are not needed in Brandon, and are most certainly not needed on Bryan Road. I recognize that the owner of the property would like to cash in on his investment, however, let him do it under the existing zoning. A couple of single family homes with breathing room between them would be more welcomed.

For all of the above reasons, I am asking that you deny this zoning request.

Sincerely,

Susan Mironchuk

617 Bryan Country Lane

Brandon, FL 33511

suemiron@msn.com

Rome, Ashley

From: Hearings

Sent: Tuesday, December 27, 2022 1:52 PM **To:** Rome, Ashley; Timoteo, Rosalina

Cc: Heinrich, Michelle

Subject: FW: Rezoning 813 Bryan rd

---- Original Email ----

From: Mary Jane Weaver <maryjaneweaver01@gmail.com>

Sent: Monday, December 26, 2022 9:50 AM

To: Hearings < Hearings@HillsboroughCounty.ORG>

Subject: Rezoning 813 Bryan rd

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

Happy Holidays,

Please email me any updates of the zoning meeting for 813 Bryan Rd is rescheduled. It is currently scheduled for January 17, 2023.

If this is incorrect please let me know.

Thank you.