Rezoning Application: 23-0846

Zoning Hearing Master Date: September 18, 2023

BOCC Land Use Meeting Date: November 7, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Homes by West Bay
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	33.48 +/- Acres
Community Plan Area:	Brandon
Overlay:	None



Introduction Summary:

The request is to rezone 7 parcels from ASC-1 and 1 parcel from RSC-3 to RSC-4 for proposed large lot single-family conventional development. The Site is approximately 33.48 acres in size, has a future land use category of RES-4, and is within the Garden Estates character district of the Brandon Community Plan.

Zoning:	Exis	ting	Proposed
District(s)	ASC-1 RSC-3		RSC-4
Typical General Use(s)	Agricultural Single Family	Single Family Conventional	Single Family Conventional
Acreage	33.01 Acres	.47 Acre	33.48
Density/Intensity	1 DU / Acre	3 <u>1</u> DU / 14,520 SF	4 DU / Acres
Mathematical Maximum*	33 DU	1 DU	133.9 DU

*number represents a pre-development approximation

Development Standards:	Ex	isting	Proposed
District(s)	ASC-1	RSC-3	RSC-4
Lot Size / Lot Width	1 Acre / 150'	14, 520 sq. ft / 75'	10,000 sq. ft. / 75'
Setbacks/Buffering Screening	50'/15'/50' N/A	25'/7.5/25' N/A	25'/7.5'/25' N/A
Height	50'	35′	35′

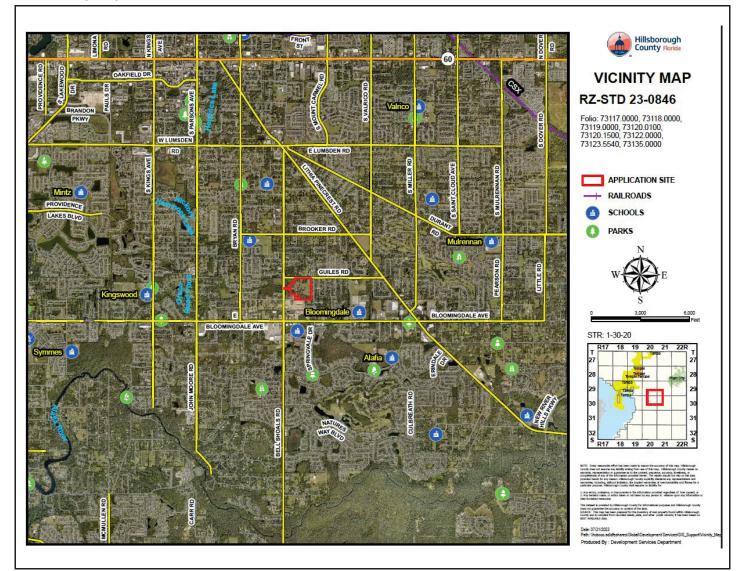
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Camille Krochta

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The property is located near the Colonial Ridge Dr & Guiles Rd intersection and is adjacent to similar-use residential single-family zoning districts. To the south of the site, there is a church, and neighborhood commercial developments including strip mall shopping centers, with restaurants and other commercial uses along E. Bloomingdale Avenue.

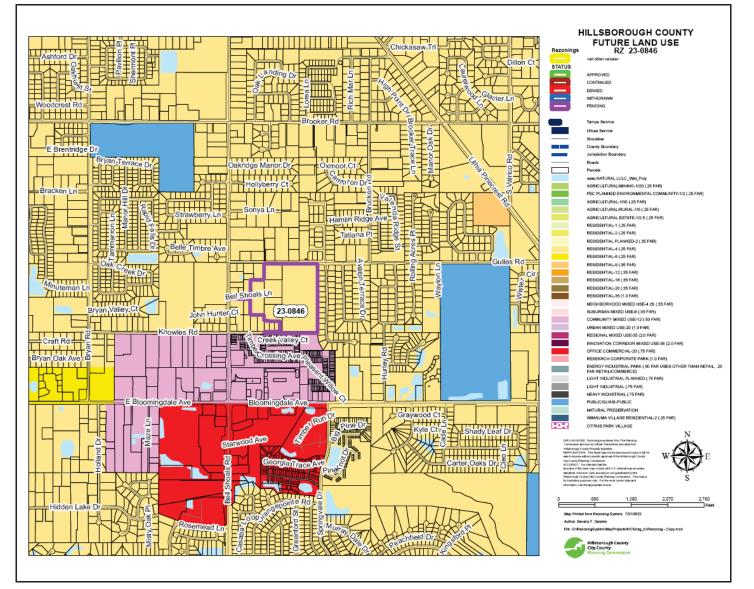
BOCC LUM MEETING DATE:

SEPTEMBER 18, 2023 NOVEMBER 7, 2023

Case Reviewer: Camille Krochta

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

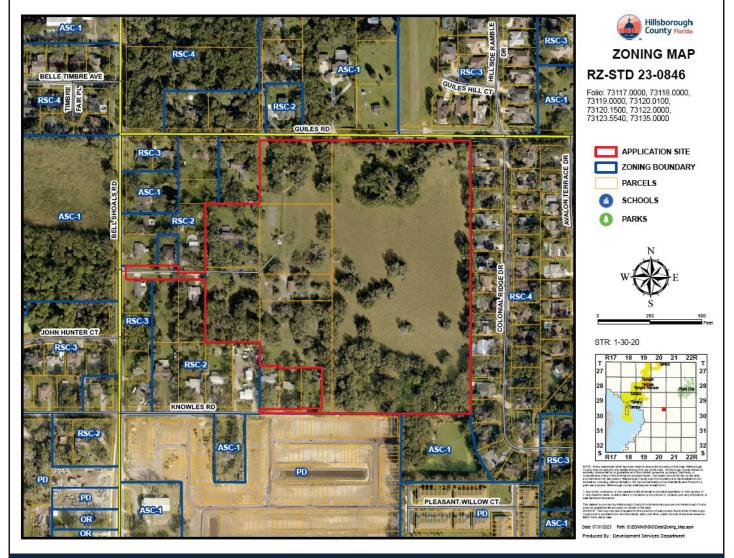


Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4DU / Acre / .25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Case Reviewer: Camille Krochta

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:		Coning	Allowable Use:	Existing Use:
North	ASC-1, RSC- 2, RSC-3	Acre	1 U/21, 80 SF	1 DU/ 14,520 SF	Agricultural and Single- Family Conventional	Agricultural and Single- Family Conventional
South	PD 20-1264, ASC-1	1 DU/1,67 SF	74 1 DU / 1 Acre		Residential, Single- Family Conventional	Vacant and Single-Family residential
East	RSC-4	1 DU,	1 DU/ 10,000 SF		Residential, Single- Family Conventional	Residential, Single-Family Conventional
West	RSC-2	1 DU / 21,780 SF		SO SF	Residential, Single- Family Conventional	Residential, Single-Family Conventional

APPLICATION NUMBER:	RZ STD 23-0846	
ZHM HEARING DATE:	SEPTEMBER 18,2023	
BOCC LUM MEETING DATE:	NOVEMBER 7, 2023	Case Reviewer: Camille Krochta

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)

Not Applicable

ZHM HEARING DATE: BOCC LUM MEETING DATE: SEPTEMBER 18, 2023 NOVEMBER 7, 2023

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:	🗆 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/Sul	burban/Rural Scen	ic Corridor	
Wellhead Protection Area	🗌 Adjacent	to ELAPP property		
□ Surface Water Resource Protection Area	Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	🛛 Yes	□ Yes	□ Yes	
Design Exc./Adm. Variance Requested		\square No	\square No	
Off-site Improvements Provided				
Service Area/ Water & Wastewater	🖂 Yes	□ Yes	□ Yes	
⊠Urban □ City of Tampa		⊠ Yes	\Box Yes	
□Rural □ City of Temple Terrace				
Hillsborough County School Board Adequate □K-5□6-8□9-12□N/A	□ Yes	□ Yes	□ Yes	
Inadequate	🖾 No	□ No	□ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
\Box Meets Locational Criteria \boxtimes N/A	🖾 Yes	🗆 Inconsistent	□ Yes	
Locational Criteria Waiver Requested	🗆 No	🛛 Consistent	🖾 No	
□ Minimum Density Met □ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property spans approximately 33.48 acres and is located about 0.25 miles southeast of the intersection of Bloomingdale Avenue and Bells Shoals Road - both major roadways in the area. The property is surrounded by similar residential zoning districts that match the current zoning and development pattern in the area. To the south of the property is a church, as well as neighborhood commercial developments that include strip mall shopping centers with restaurants and other commercial uses situated along E. Bloomingdale Avenue.

The applicant has proposed a rezoning of the parcels to RSC-4. The purpose of this request is to provide the opportunity for the development of larger single-family home lots allowing for 10,000 s.f. plus lot sizes. The Site lies within the Garden Estates character district of the Brandon Community Plan. The proposed residential layout is consistent with the adjacent developments, aligns with the design characteristics of this area, and will adhere to the development standards of the RSC-4 zoning district.

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

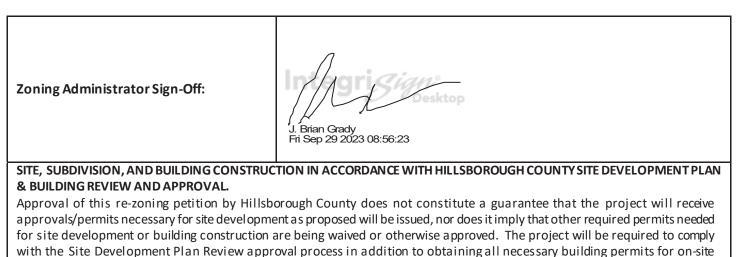
Staff has no compatibility concerns with the proposed request.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-4 (Residential, Single-Family Conventional) zoning district is compatible with the existing zoning districts and development patterns in the area; therefore, staff recommends approval of this rezoning request.

6.0 PROPOSED CONDITIONS

N/A



structures.

BOCC LUM MEETING DATE: NOVEMBER 7, 2023

Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Case Reviewer: Camille Krochta

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

APPLICATION NUMBER:	RZ STD 23-0846	
ZHM HEARING DATE:	SEPTEMBER 18, 2023	
BOCC LUM MEETING DATE:	NOVEMBER 7, 2023	C

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 23-0846
DATE OF HEARING:	September 18, 2023
APPLICANT:	Homes by Westbay
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 and RSC-3 to RSC-4
LOCATION:	250 feet Southwest of the intersection of Colonial Ridge Drive and Guiles Road
SIZE OF PROPERTY:	33.48 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1 and RSC-3
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban

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: Homes by West Bay

FLU Category: RES-4

Service Area: Urban

Site Acreage: 33.48 +/- Acres

Community Plan Area: Brandon

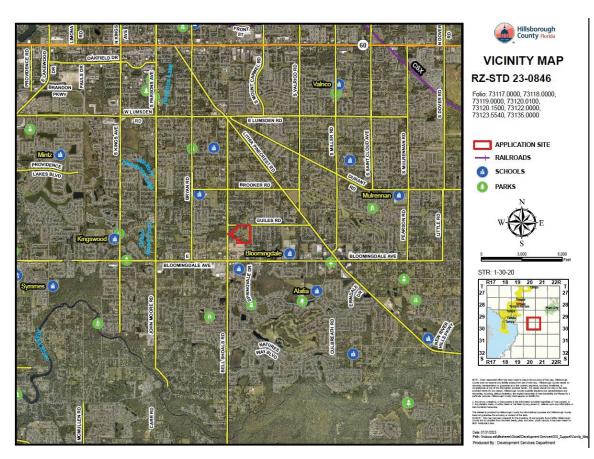
PD Variation(s): None requested as part of this application

Waivers to the Land Development Code: None requested as part of this application

Overlay: None

Planning Commission Recommendation: Consistent

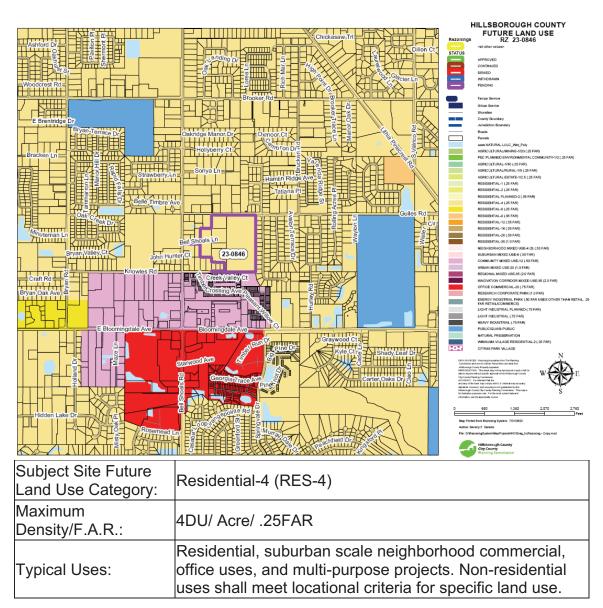
Development Services Recommendation: Approvable



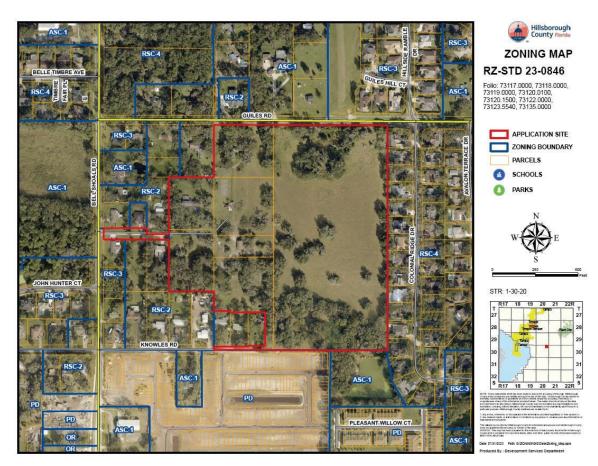
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

Context of Surrounding Area:

The property is located near the Colonial Ridge Dr & Guiles Rd intersection and is adjacent to similar-use residential single-family zoning districts. To the south of the site, there is a church, and neighborhood commercial developments including strip mall shopping centers, with restaurants and other commercial uses along E. Bloomingdale Avenue.



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



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section8.0 for full site plan)

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY					
INFORMATION/REVIEWI NG AGENCY					
Linvironmental.	Comment s Received	Objection	Requeste	Additional Information/Comme nts	

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Check if Applicable:

□ Wetlands/Other Surface Waters

□ Use of Environmentally Sensitive Land Credit

□ Wellhead Protection Area

□ Surface Water Resource Protection Area

□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat

□ Coastal High Hazard Area

□ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property

□ Other _____

Public Facilities:	Comments Received	()hiactione	Conditions Requested	Additional Information/Comments
Transportation Design Exc./Adm. Variance Requested Off-site Improvements Provided 	⊠ Yes ⊡No	□ Yes ⊠No	□ Yes ⊠No	
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa	⊠ Yes ⊡No	□ Yes ⊠No	□ Yes □No	

□Rural □ City of				
Temple Terrace				
Hillsborough				
County School				
Board				
Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9- 12 □N/A	⊡ Yes ⊠No	□ Yes □No	□ Yes □No	
Impact/Mobility F	ees			
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Comprehensive Plan: Planning Commission	Comments Received	Findings		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property spans approximately 33.48 acres and is located about 0.25 miles southeast of the intersection of Bloomingdale Avenue and Bells Shoals Road - both major roadways in the area. The property is surrounded by similar residential zoning districts that match the current zoning and development pattern in the area. To the south of the property is a church, as well as neighborhood commercial developments that include strip mall shopping centers with restaurants and other commercial uses situated along E. Bloomingdale Avenue.

The applicant has proposed a rezoning of the parcels to RSC-4. The purpose of this request is to provide the opportunity for the development of larger single-family home lots allowing for 10,000 s.f. plus lot sizes. The Site lies within the Garden Estates character district of the Brandon Community Plan. The proposed

residential layout is consistent with the adjacent developments, aligns with the design characteristics of this area, and will adhere to the development standards of the RSC-4 zoning district.

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

Staff has no compatibility concerns with the proposed request.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-4 (Residential, Single-Family Conventional) zoning district is compatible with the existing zoning districts and development patterns in the area; therefore, staff recommends approval of this rezoning request.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 18, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant and stated that the request is to rezone to RSC-4 which permits 10,000 square foot lots with a minimum width of 75 feet. She added that the proposal is atypical for the Urban Service Area on parcels designated RES-4 as one might normally see a 5,000 square foot lot. Ms. Corbett stated that the lots are larger in accordance with the Garden District of the Brandon Community Plan. Ms. Corbett stated that she held a community meeting and showed graphics from West Bay Homes of what the homes might look like.

Ms. Camille Krochta, Development Services staff, testified regarding the County's staff report. Ms. Krochta stated that the applicant is requesting a rezoning from ASC-1 and RSC-3 to RSC-4. She concluded her remarks by stating that the request for RSC-4 is compatible with the development pattern in the area and staff found the request to be approvable. She added that the School District submitted their agency comments that day and filed them into the record.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-4 Future Land Use classification and the Urban Service Area and

the Brandon Community Plan. Ms. Massey stated that the proposed lots size meet the intent of the Brandon Community Plan Garden Estates district. She concluded her presentation by stating that the proposed rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Kathryn Barry 3028 Colonial Ridge Drive testified and stated that she is not opposed to the project but wanted to testify regarding the Euclidean zoning district, transportation report and the use of mobility fees. Ms. Barry stated that the project is consistent with the Brandon Community Plan and she has no objection to the overall project. She expressed concerns regarding other projects approved in the area and the cumulative impact on the local roads. She also stated that she is concerned about children walking or biking to the local schools and the County's Transportation Review finding that they had no objection. Ms. Barry stated that she would like to request the Board of County Commissioners to spend the associated mobility fees to improve the Guiles Road and Bell Shoals intersection.

Hearing Master Finch asked Mr. Ratliff of the County's Transportation Review section to comment on the testimony regarding access and the possibility of a second access point as well as the use of mobility fees for a particular intersection. Mr. Ratliff replied that a Mobility Fee Alternative Satisfaction Agreement would be required to specifically direct mobility fees. Regarding the substandard Guiles Road, the roadways will be reviewed at the site plan review stage. Mr. Ratliff testified that a second access point on Bell Shoals would also be reviewed at the site plan review stage.

Hearing Master Finch asked Mr. Ratliff to confirm that the mobility fees are used in the same zone in which they are collected. Mr. Ratliff replied yes and added that the Board of County Commissioners direct specifically how the funds are used.

Ms. Corbett testified during the rebuttal period that the community meeting was helpful and productive. She added that the applicant is not asking for a mobility fee agreement but instead a capital improvement funded by mobility fees at the intersection.

Mr. Steve Henry 5023 West Laurel testified on behalf of the applicant regarding transportation issues. Mr. Henry stated that a traffic study was not required due to the request for a Euclidean zoning district. He added that a study will be done as a part of the development process. That study will also include an analysis of

the number of driveways and spacing criteria.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report into the record. Ms. Corbett submitted a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject property is 33.48 acres in size and is zoned Agricultural Single-Family Conventional-1 (ASC-1) and Residential Single-Family Conventional-3 (RSC-3) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Plan.
- 2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-4 (RSC-4) zoning district.
- 3. No waivers are requested as a part of the rezoning application.
- 4. The Planning Commission staff supports the rezoning request and stated that the proposed lots sizes are consistent with the Garden Estates Character District detailed in the Brandon Community Plan. The Planning Commission staff found the proposed rezoning is consistent with the development pattern in the area and the Future of Hillsborough Comprehensive Plan.
- 5. Testimony was provided by one citizen at the Zoning Hearing Master hearing. The citizen stated that they were not opposed to the project but rather wanted to testify regarding the existing substandard condition of Guiles Road including at its intersection with Bell Shoals Road. The citizen also stated that a second access point onto Bell Shoals Road should be considered. Finally, the citizen asked that the Board of County Commissioners specifically direct the mobility fees collected from the subject development be used to improve Guiles Road including the intersection at Bell Shoals.

- 6. The County's Transportation Review staff person testified that the substandard roadway and proposed access point(s) would be evaluated at the site development review stage of the process. Additionally, staff testified that the Board of County Commissioners direct the use of mobility fees.
- 7. The request for RSC-4 is consistent with the development pattern in the surrounding area. The proposed lot sizes are consistent with the Garden Estates Character District in the Brandon Community Plan and also consistent with the Land Development Code and the 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 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 applicant is requesting a rezoning to the RSC-4 zoning district. The property is 20.74 acres in size and is currently zoned ASC-1 and RSC-3 and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Brandon Community Plan.

The applicant is requesting a rezoning to the RSC-4 zoning district.

The Planning Commission staff supports the rezoning request and stated that the proposed lots sizes are consistent with the Garden Estates Character District in the Brandon Community Plan. Staff found that the rezoning is consistent with the Comprehensive Plan.

Testimony was provided by one citizen at the Zoning Hearing Master hearing. The citizen stated that they were not opposed to the project but rather wanted to testify regarding the existing substandard condition of Guiles Road including at its intersection with Bell Shoals Road. The citizen also stated that a second access point onto Bell Shoals Road should be considered. Finally, the citizen asked that the Board of County Commissioners specifically direct the mobility fees collected from the subject development be used to improve Guiles Road including the intersection at Bell Shoals. The County's Transportation Review staff person testified that the substandard roadway and proposed access point(s) would be evaluated at the site development review stage of the process. Additionally, staff testified that the Board of County Commissioners direct the use of mobility fees.

The request for RSC-4 is consistent with the development pattern in the surrounding area. The proposed lot sizes are consistent with the Garden Estates Character District in the Brandon Community Plan and also consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the RSC-4 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

Sum M. Fine

Susan M. Finch, AICP Land Use Hearing Officer

October 9, 2023

Date



Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning				
Hearing Date: September 18, 2023 Report Prepared: September 6, 2023	Petition: RZ 23-0846 0 Bell Shoals Lane East side Bell Shoals Road and south of Guiles Road			
Summary Data:				
Comprehensive Plan Finding	CONSISTENT			
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)			
Service Area	Urban			
Community Plan	Brandon; Garden Estates Character District			
Rezoning Request	Agricultural, Single-Family Conventional-1 (ASC- 1) and Residential, Single-Family Conventional-3 (RSC-3) to Residential, Single-Family Conventional-4 (RSC-4)			
Parcel Size (Approx.)	33.5 +/- acres			
Street Functional Classification	Bell Shoals Road – County Collector Guiles Road – County Collector			
Locational Criteria	N/A			
Evacuation Area	None			



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

<u>Context</u>

- The 33.5 ± acres subject site is located on the east side of Bell Shoals Road and south of Guiles Road.
- The site is in the Urban Service Area and within the limits of the Brandon Community Plan, specifically in the Garden Estates Character District.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed-use projects serving the area may be permitted. Typical uses in the RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by Residential-4 (RES-4) to the north, east and west. Community Mixed Use-12 (CMU-12) is located to the south.
- The subject site is currently agricultural land. Surrounding uses include single family residential dwellings to the north, east and west. There are townhomes and multifamily dwellings to the south.
- The subject site is zoned Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-3 (RSC-3). It is mainly surrounded by Planned Development (PD) zoning, ASC-1 zoning, and RSC-3 zoning. Residential, Single-Family Conventional-4 (RSC-4) zoning is located immediately to the east of the site.
- The applicant requests to rezone from Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-3 (RSC-3) to Residential, Single-Family Conventional-4 (RSC-4).

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

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

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 9.2: 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.

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

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

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.

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

Community Design Component (CDC)

5.0 Neighborhood Level Design 5.1 Compatibility

Objective 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

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.

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.

e. Garden Estates – Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 33.5± acres on east side Bell Shoals Road and south of Guiles Road. The site is in the Urban Service Area and within the limits of the Brandon Community Plan, specifically in the Garden Estates Character District. The applicant requests to rezone from Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-3 (RSC-3) to Residential, Single-Family Conventional-4 (RSC-4). Surrounding uses include single family residential dwellings to the north, east and west. There are townhomes and multifamily dwellings to the south.

The subject site is in the Urban Service Area where, per Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's future growth is to be directed throughout the horizon of the currently adopted Comprehensive Plan. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed RSC-4 zoning district in the RES-4 Future Land Use designation is compatible with the existing character of development in the area. The site is surrounded by the RES-4 and Community Mixed Use-12 (CMU-12) Future Land Use designations. The area immediately surrounding the site contains single-family and multi-family residential uses. The proposed rezoning to RSC-4 is consistent with Policy 1.2, as it would allow the site to meet the minimum density expected (100 units) for the acreage of this site.

The proposed rezoning meets the intent of Objective 16 and associated Policies relating to neighborhood protection. The proposed zoning district would allow for residential

development that is reflective of the surrounding neighborhoods. The development to the east is zoned RSC-4 and reflects lot sizes of a similar nature.

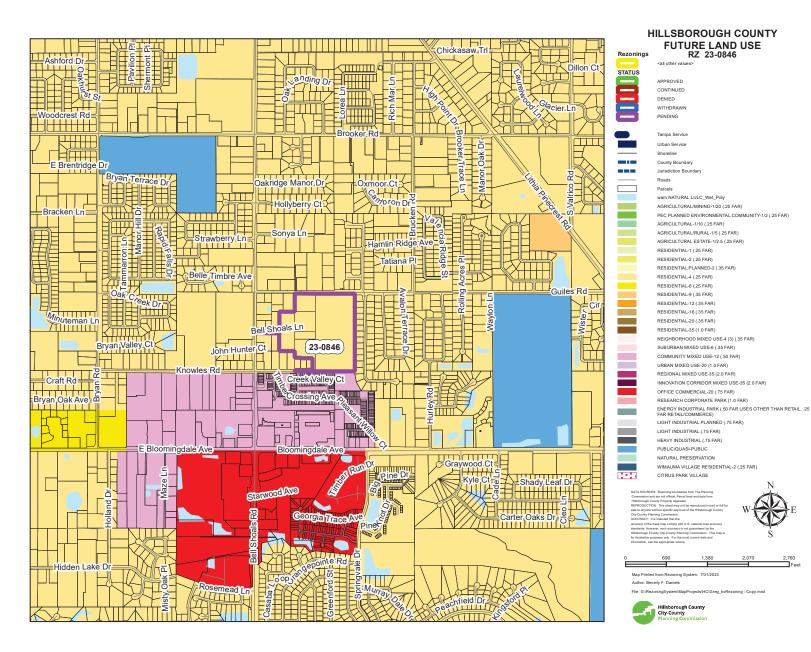
Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this immediate area contains single-family and multi-family residential, and therefore the proposed residential zoning district is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of the Brandon Community Plan. The Garden Estates Character District states that these areas consist predominantly of single-family homes with lot sizes of at least half-acre. The RSC-4 zoning district requires a minimum lot size of one quarter acre. However, the Plan also states that the design characteristics are descriptive as to the general nature of the vicinity and its surroundings, and that changes to the zoning of property may proceed in accordance with the Land Development Code. The applicant states in their narrative that they propose to maintain compliance with all RSC-4 zoning district requirements. As mentioned earlier, there is RSC-4 zoning located immediately to the east of the site with lot sizes that are comparable to what is being requested on the subject site.

Overall, staff finds that the proposed rezoning to RSC-4 is consistent with policy direction in the Urban Service Area and in the Garden Estates Character district The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan.*



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AGENCY COMMNENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: James Ratliff, AICP, PTP, Principal Planner PLANNING AREA: BR DATE: 9/10/2023 AGENCY/DEPT: Transportation PETITION NO: RZ 23-0846

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/-33.48 ac. parcel from Residential Single-Family Conventional -3 (RSC-3) and Agricultural Single-Family Residential -1 (ASC-1) to Residential Single-Family Conventional -4 (RSC-4).

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation or site access analysis to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
ASC-1/RSC-3, 33 single-family detached dwelling units (ITE LUC 210)	364	27	35

Proposed Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-4, 133 single-family detached dwelling units (ITE LUC 210)	1,312	96	130

Trip Generation Difference:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	(+) 948	(+) 69	(+) 95

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Guiles Rd. is a 2-lane, publicly maintained, substandard, rural collector roadway. The roadway is characterized by +/-20 feet of pavement in average condition. In the vicinity of the project site, the right-of-way width appears to vary (between approximately +/-55 and +/-75 feet). There are a +/-5-

foot-wide sidewalks present along portions of the north and south sides of Guiles Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Staff notes that it all non-emergency traffic is anticipated to be to/from Guiles Rd.; however, other available alternatives and potential stubouts for future connectivity in accordance with Sec. 6.02.01 of the LDC will be evaluated at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Guiles Rd. cannot be provided, as it is not included within the Hillsborough County 2020 Level of Service report. LOS information for Bell Shoals Rd. is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Bloomingdale Ave.	Lithia Pinecrest Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Guiles Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other - TBD 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 		

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

Project Trip Generation Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	364	27	35
Proposed	1,312	96	130
Difference (+/-)	(+) 948	(+) 69	(+) 95

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Design Exception/Administrative Variance			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes: As is the case for all Euclidean zoned properties, the need for Transportation Technical Manual Design Exceptions and or Section 6.04.02.B Administrative Variances will be reviewed at the time of plat/site/construction plan review.			

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING			
HEARING DATE: September 18, 2023	COMMENT DATE: August 29, 2023		
PETITION NO.: 23-0846	PROPERTY ADDRESS: 1014 Bell Shoals Rd,		
EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X 1101 EMAIL: weeksa@epchc.org	Brandon FOLIO #: 073117.0000, 073118.0000, 073119.0000, 073120.0100, 073120.1500, 073122.0000, 073123.5540, 073135.0000		
	STR: 01-30S-20E		

REQUESTED ZONING: ASC-1 and RSC-3 to RSC-4

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	7/18/2022		
WETLAND LINE VALIDITY	n/a		
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands located in the southern portion of the		
SOILS SURVEY, EPC FILES)	property		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/

OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/

ec: Kami.corbett@hwhlaw.com cjones@westbaytampa.com

Environmental Excellence in a Changing World



Adequate Facilities Analysis: Planned Development

Date: 9/18/2023	Acreage: 33.5 (+/- acres)
Jurisdiction: Hillsborough County	Proposed Zoning: RSC-4

Case Number: PD 23-0846

Future Land Use: RES-4

HCPS #: RZ-552

Maximum Residential Units: 134

Address: 1014 Bell Shoals Ln, Brandon

Residential Type: Single-Family Detached

Parcel Folio Number(s): 073117.0000, et. al.

School Data	Brooker Elementary	Burns Middle	Bloomingdale High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1053	1477	2234
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	774	1202	2309
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	74%	81%	103%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 9/18/2023	34	27	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	26	12	19
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	79%	84%	104%

Notes: At this time, adequate capacity exists at Brooker Elementary and Burns Middle schools for the proposed rezoning. Although Bloomingdale High School is projected to be at capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). Currently, additional capacity exists in adjacent concurrency service areas at the high school level.

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: <u>renee.kamen@hcps.net</u> P: 813.272.4083



Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	REQUEST DATE:	7/31/2023
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	8/1/2023
APPLICANT:	Homes By WestBay	PID:	23-0846
LOCATION:	1014 Bell Shoals Lane Brandon, FL 33	511 and folios specifi	ed below.
FOLIO NO.:	73117.0000, 73118.0000, 73119.0000 73122.0000, 73123.5540, & 73135.00	· · · · · · · · · · · · · · · · · · ·	1500,

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Surface Water Protection Area (SWPA), and/or a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Land Development Code. Hillsborough County Environmental Services Division (EVSD) has no objection.

AGENCY REVIEW COMMENT SHEET

TO: ZONING	TECHNICIAN, Planning Growth Mana	gement	I	DATE: <u>1 August 2023</u>
REVIEWER:	Bernard W. Kaiser, Conservation and F	Environme	ntal Lands	Management
APPLICANT:	Kami Corbett	PETITIO	N NO: <u>RZ</u>	-STD 23-0846
LOCATION:	1014 Bell Shoal Ln., Brandon, FL 33511			
-	73117.0000, 73118.0000, 73119.0000, 120.1500, 73122.0000, 73123.5540, and	SEC: <u>01</u>	TWN: <u>30</u>	RNG: <u>20</u>

This agency has no comments.

This agency has no objection.

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

This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 23-0846 REVIEWED BY: Clay Walker, E.I. DATE: 7/31/2023

FOLIO NO.: 73117.0000, 73118.0000, 73119.0000, 73120.0100, 73120.1500, 73122.0000, 73123.5540, 73135.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A <u>8</u> inch water main exists (adjacent to the site), (approximately <u>675</u> feet from the site) <u>and is located west of the subject property within the west Right-of-Way</u> <u>of Bell Shoals 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.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A <u>8</u> inch wastewater force main exists (adjacent to the site), (approximately <u>640</u> feet from the site) <u>and is located west of the subject property within the east</u> <u>Right-of-Way of Bell Shoals 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.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include ______ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

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

VERBATIM TRANSCRIPT

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	DROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Land Use Hearing Master
DATE:	Monday, September 18, 2023
TIME:	Commencing at 6:00 p.m. Concluding at 10:54 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, FL 33601
Reported by: Diane DeMarsh, AAERT No.	1654

1	proposed zoning for this application is CIR.
2	Agenda Page 8, Standard Rezoning <mark>23-0846</mark> , we needed to
3	correct the Future Land Use on the staff report, which is RES-4.
4	And, lastly, we have PD 23-0369. The existing zoning
5	on this is CGR. And, as well, the applicant is requesting a
6	continuance to November 13, 2023, Zoning Hearing Master. It is
7	not a matter of right for that one, so you will need to make a
8	ruling.
9	HEARING MASTER: Okay. All right. Thank you.
10	Is the applicant here for Agenda Item PD 23-0369?
11	Good evening.
12	TODD PRESSMAN: Todd Pressman, 200 Second Avenue
13	South, Number 451, Saint Petersburg, for 23-0369. We are
14	working with Transportation and Zoning Department. We are
15	trying to meet their concerns, but we're gonna need more time to
16	do so. We consider that very positive. We have also spoken
17	with the neighbor to the north and south who have no opposition.
18	So, just to be safe, we want to ask for 60 days to get that
19	completed and come back to the hearing officer.
20	HEARING MASTER: All right. Let me see if there's
21	anyone here. Is there anyone here in the room that would like
22	to speak to the continuance only, not the merits of the case,
23	but the continuance only of case 23-0369? Seeing no one. All
24	right. We'll grant that continuance of RZ-PD 23-0369 to the
25	November 13th, 2023, Zoning Hearing Master at 6:00 p.m.

1	especially since I feed a lot of the wild animals that come in.
2	They fly in; they fly out. They wander in. They eat some of
3	the my birds that I have, the ducks and geese and chickens.
4	But there will be a wildlife survey done prior to the
5	development. I believe that's standard procedure.
6	In 24 years, I've been trying to downsize a little
7	bit. The development that they referred to that I did before, I
8	didn't I just sold the land across the street. That was not
9	my development. And with this development, I will actually plan
10	to live in this development as my downsizing process. Thank
11	you.
12	HEARING MASTER: Thank you. If you could please sign
13	in.
14	Ms. Mai, does that conclude your rebuttal?
15	MS. MAI: I would just like to confirm that per
16	Hillsborough County LDC, natural resources would require at site
17	development review, a full plant and wildlife survey to be
18	submitted. Thank you.
19	HEARING MASTER: Thank you. I appreciate it.
20	All right. With that, we'll close Rezoning 23-0792
21	and go to the next case.
22	MS. HEINRICH: Our next case is Item C.7, Standard
23	Rezoning 23-0846. The applicant is requesting to rezone
24	property from RSC-3 and ASC-1 to RSC-4. Camille Krochta with
25	Development Services will present staff findings after the

1	applicant's presentation. And you should have a revised staff
2	report which corrects the Board of County Commissioners land use
3	meeting date on Page 1.
4	HEARING MASTER: Okay. Thank you very much.
5	Is the applicant here? Good evening.
6	MS. CORBETT: Kami Corbett with the law firm of Hill,
7	Ward and Henderson representing the applicant, Homes By WestBay.
8	I'll keep this brief this evening.
9	The subject property is located in Brandon. It's
10	north of Bloomingdale Avenue, is east of Bell Shoals Road and
11	south of Guiles. It's a very straightforward request for an
12	RSC-4 zoning. And what that requires is a minimum 10,000 square
13	foot lot and minimum lot width of 75 feet. And so that is what
14	we're asking for. That's atypical of what you see in the urban
15	service boundary in RES-4. Typically, you're gonna see 5000
16	square foot lots in this area. But in recognition of it being
17	located within the Garden Estates district of the Brandon
18	Community Plan, we are proposing the larger lots to address any
19	compatibility concerns.
20	We did hold a community meeting, and we showed this
21	fact sheet to share that with the community. We also showed
22	some images of some Homes by WestBay homes that are
23	representative of the types of homes that will be in this
24	development and gave them reference to other WestBay projects in
25	the surrounding area so they could observe those and go see and

1	look for themselves what we would be proposing here. And here					
2	is just another image.					
3	With that, there's really not a whole lot more to add					
4	other than answer any questions you might have. We have our					
5	whole team here, our civil engineers, our traffic engineers, and					
6	the applicant representatives are here as well. So, with that,					
7	we are here to answer any questions you might have.					
8	HEARING MASTER: No questions at this time. Thank you					
9	so much. I appreciate it.					
10	Development Services. Good evening.					
11	MS. KROCHTA: Good evening. Camille Krochta, with					
12	Development Services. The applicant is requesting to rezone					
13	seven parcels from ASC-1 and one parcel from RSC-3 to RSC-4 for					
14	a proposed large lot, single-family conventional development.					
15	The Future Land Use category is RES-4 and is within the Garden					
16	Estates character district of the Brandon Community Plan.					
17	The site is approximately 33.48 acres in size and					
18	located about a quarter mile southeast of the intersection of					
19	Bloomingdale Avenue and Bell Shoals Road. The proposed					
20	residential layout is consistent with the adjacent developments,					
21	aligns with the design characteristics of the area, and will					
22	adhere to the development standards of the RSC-4 zoning					
23	district.					
24	I did want to note that we did receive school board					
25	comments this afternoon, and I have uploaded them to Optix.					

1	There are no other restrictions or objections from any other
2	agencies. Based on the stated considerations, staff finds the
3	request to rezone to RSC-4 approvable.
4	HEARING MASTER: Thank you so much. I appreciate it.
5	Planning Commission.
6	MS. MASSEY: Jillian Massey, Planning Commission
7	staff. The subject site is in the Residential-4 Future Land Use
8	category. It is in the urban service area and within the limits
9	of the Brandon Community Plan, specifically, in the Garden
10	Estates character district.
11	The area immediately surrounding the site contains
12	single-family and multifamily residential uses. The proposed
13	rezoning to RSC-4 is consistent with Policy 1.2, as it would
14	allow the site to meet the minimum density expected of at least
15	100 units for the acreage of the site.
16	The proposed rezoning meets the intent of Objective 16
17	and associated policies relating to neighborhood protection.
18	The proposed zoning district would allow for residential
19	development that is reflective of the surrounding neighborhoods.
20	The development to the east is zoned RSC-4 and reflects lot
21	sizes of a similar nature.
22	The proposed rezoning meets the intent of the Brandon
23	Community Plan. The Garden Estates character district states
24	that these areas consist of predominantly single-family homes
25	with lot sizes of at least a half acre. The RSC-4 zoning

district requires a minimum lot size of a quarter acre; however, 1 the plan also states that the design characteristics are 2 descriptive as to the general nature of the vicinity and its 3 4 surroundings and that changes to the zoning of the property may 5 proceed in accordance with the land development code. The applicant also states in their narrative that they 6 7 propose to maintain compliance with all RSC-4 zoning district requirements. And, as mentioned earlier, there is RSC-4 zoning 8 located immediately to the east of the site with lot sizes that 9 are comparable to what's being requested on the subject site. 10 And based on these considerations, Planning Commission 11 staff finds the proposed rezoning consistent with the 12 13 Unincorporated Hillsborough County Comprehensive Plan. 14 HEARING MASTER: Thank you so much. I appreciate it. 15 Is there anyone in the room or online that would like to speak 16 in support? Anyone in favor? Seeing no one. Anyone in 17 opposition? All right. If you would come forward. 18 While she's coming forward, is there anyone else either in the room or online that would like to speak in 19 20 opposition? 21 Okay. Go ahead. 22 THE CLERK: We do not have anyone --23 HEARING MASTER: Oh -- no one? 2.4 THE CLERK: No one online. 25 HEARING MASTER: What that a yes or a no?

1	THE CLERK: No one online. Sorry.
2	HEARING MASTER: Oh. Thank you. I appreciate it.
3	Go ahead.
4	MS. BARRY: Hi. Kathryn Barry, 3028 Colonial Ridge
5	Drive, Brandon, Florida 33511. Good evening.
6	HEARING MASTER: Good evening.
7	MS. BARRY: I find myself in an interesting position.
8	When signing up to speak tonight, I had to choose whether I was
9	for or against the project. I am not opposed to the project per
10	se, but I want to be on record regarding the Euclidian zoning
11	designation, transportation report, and how mobility fees are
12	used for this project.
13	Those of us who attended the developer meeting
14	acknowledge growth is coming and respect the responsible
15	development of Homes by WestBay versus the previous PD
16	application which was withdrawn. This project is consistent
17	with the Brandon Community Plan and Garden Estates designation,
18	which we appreciated. As I said, I have no objection to the
19	overall project but concerns about details of its execution,
20	which, due to the Euclidian zoning designation, do not require
21	plans to be shared ahead of time for public comment. Because of
22	this, I would like the following to be considered.
23	The development is the largest of any other
24	subdivision along the two-lane substandard Guiles Road.
25	Approximately 255 single-family homes must access Guiles Road to

leave the neighborhood. Approximately 60 new units, which the
 developer is proposing is an approximate 24 percent increase.
 This places a significant additional burden of our
 infrastructure, especially our roads.

5 The concerns are safety. First, for our children 6 walking or biking to the three schools in the area: Brooker 7 Elementary, Burns Middle School, and Bloomingdale High School. 8 Residents who take our own lives in our hands just trying to get 9 out of the neighborhood unless we're going to take a right turn 10 onto Bell Shoals or Bloomingdale. And that's from Guiles.

11 The single entrance on Guiles Road which is proposed will exacerbate backups at Guiles and Bell Shoals and Guiles and 12 13 Lithia Pinecrest. A second entrance onto Bell Shoals would 14 alleviate some of that traffic. Proximity of entrance so close 15 to Colonial Ridge Drive and Hilltop Ramble and on a grade presents danger of collisions. It also will remove a very 16 17 unique elevated wooden sidewalk that's above the area prone to 18 flooding.

Section 3 of the County Transportation Department comment sheet describes Guiles as a substandard road and anticipates a 250 percent increase in annual daily A.M./P.M. peak trips. When you're looking at the numbers on the chart, it doesn't seem as bad as when you put a percentage to it. Despite this, Transportation identifies no concerns and expressed no objection. How is this possible?

The homes along the west side of Colonial Ridge Drive have back to a 30 acre open farmland for over 30 years. A proper buffer to ensure two-story houses not looking into the back yards is important to those residents.

5 Another very important reason why I'm speaking today, mobility fees. They're paid by the developer, and they should 6 7 be used to improve the adversely impacted Guiles Road/Bell Shoals intersection. And they should construct turn lanes both 8 ways at the subdivision entrance on Guiles. This will require 9 solutions to ensure funds are spent at the affected area rather 10 11 than elsewhere in the mobility district, which is quite large, 12 and that does happen.

We spoke to the developer at the meeting, and it sounds like everyone is frustrated that mobility fees are not being used for the projects the developer pays the fees for. In the end, the developer becomes the bad guy, instead of placing the plan where it should be -- the County's failure to spend the money at the development site.

From the Hillsborough County website, it says mobility fees are a one-time charge on new development to pay for offsite transportation improvements that are necessitated by new development. It does not say somewhere in the mobility district. It says "for the new development." The developer knows I am speaking today and why. Transportation consultants always bring up that traffic is not the developer's issue since

1	they pay mobility fees. And I agree, and I implore the County
2	to use the fees where they are paid.
3	In conclusion, I do not oppose the project, but, due
4	to safety concerns for our school children and residents, please
5	consider where the Guiles Road entrance will be, a second
6	entrance directly onto Bell Shoals to reduce the burden on
7	Guiles, and use the mobility fees to take away the substandard
8	road designation on Guiles. Thank you very much.
9	HEARING MASTER: Thank you for your comments. I
10	appreciate it. If you could sign in.
11	All right. Seeing no one else in opposition, we'll go
12	to Development Services.
13	Ms. Heinrich, I'd like to talk to Mr. Ratliff, but if
14	you have any
15	MS. HEINRICH: Sure, just very quickly. On the
16	record, I'll just make a quick correction to a typo I see on the
17	staff report, and this would be in the zoning table on Page 1
18	just to reflect that the acreage in RSC-3 would yield one home
19	on that site, given that the acreage is
20	HEARING MASTER: Not a hundred. Understood. Okay.
21	MS. HEINRICH: And, as you stated, James Ratliff is
22	the Transportation Reviewer, and he is available online for any
23	questions you have.
24	HEARING MASTER: All right. Mr. Ratliff. Good
25	evening again.

1 MR. RATLIFF: Good evening. Yes. HEARING MASTER: You heard the comments and the 2 concerns regarding the access, the possible second entrance on 3 Bell Shoals that she talked about and the substandard road as 4 5 well as the direction of the mobility fees to that particular 6 intersection. If you could give us your thoughts. 7 MR. RATLIFF: So yes. So in order to direct mobility fees to a specific project from the standpoint of a 8 developer-driven project, that would be done through what we 9 call the MFASA process, the mobility fee alternative 10 11 satisfaction agreement. And so that would typically be -- be looked at. I think the trick with those kind of projects is you 12 13 have to have enough money in a project in order to essentially 14 pay for the entire improvement itself, or you would have to 15 identify an additional funding source in order to contribute to that in order to, you know, depending on what the improvement 16 17 that you're trying to achieve is. And so, to my knowledge, I 18 think we've had only one of those done in the County, but that is, of course, you know, an option that's available per the 19 20 mobility fee ordinance itself. 21 And as far as -- the question was -- I'm sorry -- your second? 22 23 HEARING MASTER: She expressed concerns about the substandard road status of Guiles and asking if a second 24

25 entrance would help on Bell Shoals.

1	MR. RATLIFF: So anytime there's a connection to a
2	road that doesn't meet county standards or the nature of that
3	connection has changed, we're going to evaluate a project, you
4	know, that we're going to evaluate for substandard road
5	improvements, whether those are triggered. And that's gonna be
6	a process that occurs in accordance with our rules and
7	regulations, you know, governing that whole process. And that's
8	with respect to substandard road.
9	And then I apologize. The there was one other
10	issue that you had
11	HEARING MASTER: The second entrance on Bell Shoals.
12	She was asking if it was possible.
13	MR. RATLIFF: That's certainly something that's going
14	to be, you know, evaluated. Again, we don't I don't think we
15	have enough information in the record to evaluate whether or not
16	that that's something that can actually occur. And it would, I
17	think, require additional, you know again, I don't think we
18	have enough information in the record at this time in order to
19	definitively state whether or not, you know, whether or not
20	there is enough right-of-way there to accomplish that at this
21	point in the process, given, you know again, with Euclidian
22	PDs, all of this data isn't typically looked at until later. So
23	it's something that's gonna have to be looked at to determine
24	whether or not that's possible, but
25	HEARING MASTER: All right. And one last thing before

1	you I should have asked this when we were talking about
2	mobility fees. The County spends them in the area in which they
3	are collected, correct?
4	MR. RATLIFF: Correct. There are impact collection
5	districts and expenditure zones as well, so they are required
6	HEARING MASTER: Well, while it may not be in that
7	specific intersection, it is in that zone in the neighborhood in
8	the area in which the project occurs; is that correct?
9	MR. RATLIFF: Correct. I mean, they can be a large
10	area. So, again, it's gonna be up to the Board to direct how
11	those funds are ultimately allocated through the capital
12	improvement project budgeting process.
13	HEARING MASTER: All right. Perfect. Thank you for
14	that. I appreciate it.
15	Ms. Heinrich, anything else before I move on?
16	MS. HEINRICH: No, ma'am.
17	HEARING MASTER: All right. Then we'll go back.
18	Ms. Barrett, it's time for rebuttal.
19	MS. BARRETT: Yes. I'd like to thank the neighbors
20	who did come and speak. We had a very productive, good
21	community meeting. And we did know that they were gonna come
22	and express their concerns. And I think we're getting a little
23	off-track in what the request is for the mobility fees. We're
24	not asking we're not talking about a MFASA. We're talking
25	about a capital improvement.

1	What they're asking, and we support their request, is
2	to appeal to the Board of County Commissioners. It's not
3	something you, a zoning hearing master, I don't think can
4	control. What they're asking is to appeal to the Board of
5	County Commissioners. The mobility fee districts benefit
6	districts are very big, and they are seeking a commitment from
7	this Board to direct them in their actual neighborhood because
8	that's the concern. It's that the mobility fees might be paid
9	here but directed miles and miles away that don't help them or
10	help their situation in any way. So I just want to clarify that
11	that's really what the request is. And then I'd like to have
12	Steve Henry come up and address some of the other transportation
1 2	issues.
13	
13	HEARING MASTER: Thank you.
14	HEARING MASTER: Thank you.
14 15	HEARING MASTER: Thank you. Good evening.
14 15 16	HEARING MASTER: Thank you. Good evening. MR. HENRY: Good evening. Steve Henry, Lincks and
14 15 16 17	HEARING MASTER: Thank you. Good evening. MR. HENRY: Good evening. Steve Henry, Lincks and Associates, 5023 West Laurel, Tampa 33607. As indicated,
14 15 16 17 18	HEARING MASTER: Thank you. Good evening. MR. HENRY: Good evening. Steve Henry, Lincks and Associates, 5023 West Laurel, Tampa 33607. As indicated, because this is Euclidian zoning, we didn't have to do a traffic
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1	We'll also look at the turn lanes and, in addition to
2	that, looking at Guiles Road and the substandard nature of it,
3	what improvements may be necessary for that. So we'll look at
4	that. And also she talked about the site distance. We'll also
5	have, as part of the design process, have to look at that and
6	locate the driveway where it meets spacing criteria and also, if
7	there is any site distance issues, be able to address those as
8	part of the design process.
9	HEARING MASTER: All right. Perfect. Thank you so
10	much. If you could please sign in.
11	MR. HENRY: Thank you. Sure.
12	HEARING MASTER: All right. Ms. Corbett, anything
13	else? All right. With that, we will close Rezoning 23-0846 and
14	go to the next case.
15	MS. HEINRICH: Our next item is Item D.1, PD Rezoning
16	23-0059. The applicant is requesting to rezone properties zoned
17	CN and AS-1 to PD. Chris Grandlienard with Development Services
18	will provide staff findings after the applicant's presentation.
19	HEARING MASTER: All right. Thank you so much. Good
20	evening.
21	MR. BENTLY: Good evening, Ms. Finch. My name is Mark
22	Bently, 401 East Jackson Street, Tampa 33602, representing the
23	applicant. I'm accompanied this evening by our engineer, Mr.
24	Hung Mai, and also our professional land planner. It's Ryan
25	Manasse; he's with Johnson Pope, formerly the director of or

EXHIBITS SUBMITTED DURING THE ZHM HEARING

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DATE/TIME: 9/18/2023 GPM HEARING MASTER: SUSan Finch PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Todd Pressman 23-6369 #451 MAILING ADDRESS 206 Ind Ave CITY St. Peter STATE FL ZIP 33 7/PHONE NAME SUSAN SW TET **APPLICATION #** MAILING ADDRESS 607 5. BAUGAD 23-0263 HUSTATE FL ZIES' PHONES PLEASE PRINT **APPLICATION #** NAME 23-0082 MAILING ADDRESS _____PHONE CITY ZIP NAME Michael Bernstein **APPLICATION #** 27-6082 MAILING ADDRESS 19537 DOEN Lale Kg CITY 4 NAME JAY A MUFFIG **APPLICATION #** MAILING ADDRESS 102 STA AVE SE 23-0082 CITY <u>LATE</u> STATE <u>FL</u> ZIP³³⁵⁴⁹ PHONE <u>949-2224</u> len Linda S PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS 6997-B Professional Parlary East STATE / ZIP 34246 PHONE nnasota

Susan Finch SIGN-IN SHEET: RFR, ZHM, PHM, LUHO 6 PM HEARING MASTER: DATE/TIME: PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT hen **APPLICATION #** Glie. NAME 3 Rain Ing **MAILING ADDRESS** 23-0552 CITY /lant ty_state_/__zip<u>3356/</u>phone_ PLEASE PRINT **APPLICATION #** Jonethan Hoke NAME 23-0552 MAILING ADDRESS 5513 Rain Froy In CITY Plan + City_ STATE F1 ZIP 33567 PHONE 5/3-2205 151 NAME Gretchen Genrich **APPLICATION #** 23-0352 MAILING ADDRESS 5513 Rain Frog 14 STATE FL ZIP 336 PHONE 8 CITY **(** PLEASE PRINT Mollie Genrici **APPLICATION #** NAME 77-0552 Rain Frag MAILING ADDRESS <u>521</u> CITY Mant <u>Citystate FC zip¹³⁵⁶/2phone</u> **APPLICATION #** PLEASE PRINT largaret hompson NAME MAILING ADDRESS 5^{1} 25-0552 Rain Ing TVSTATE FL ZIP 36/PHONE CITY **APPLICATION #** PLEASE PRINT Genrich NAME 23-0552 rog MAILING ADDRESS ity state F/ zip3547 phone CITY Pan

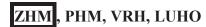
DATE/TIME: $\frac{g}{g} = \frac{23}{23} \frac{c}{c} \frac{\rho m}{\rho m}$ HEARING MASTER: $\frac{g}{g} = \frac{3}{200} \frac{o}{r} \frac{6}{r}$ PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING NAME RUTH LONDONO **APPLICATION #** 27-05% (MAILING ADDRESS 1502 W. Busch Blvd CITY TPA STATE FL ZIP 33612 PHONE (813) 919-7802 NAME _______ Aspelle albert **APPLICATION #** 23-057 MAILING ADDRESS 1000 N. ashley Dr. CITY Jampa STATE R ZIP3360 PHONE 331-0976 NAME TU Mgi **APPLICATION #** MAILING ADDRESS 14031 N. Dale Mabry Hwy 23-6640 CITY Tampa STATEFL ZIP 33518 PHONE (813/962-6230 NAME TH Mgi **APPLICATION #** 23-8792 MAILING ADDRESS 14231 N. Dala Maby Hwy. CITY TAMPN STATE FL ZIPSG PHONE (F13)962-6230 NAME HUNG MA **APPLICATION #** 23-0792 MAILING ADDRESS 14031 N. Dule Maby CITY Tampa STATE K ZIP 33618 PHONE 813 962-6230 NAME Aleathea Hoskins **APPLICATION #** 23-0792 MAILING ADDRESS 2168 Silvan Springs Dr CITY DOVEY STATE FL ZIP 33527 PHONE 813-431-993

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT . Teri Wagner **APPLICATION #** NAME 23-6792 MAILING ADDRESS 2108 Arch MC Donald] Over STATE FC ZIP33507 PHONE & 134346722 PLEASE PRINT **APPLICATION #** NAME OUNA Wilson 23-8792 MAILING ADDRESS 2102 Arch Midding 18 Orive CITY _______ STATE FL ZIP 33527 PHONE 309-281-9334 NAME TH Mai **APPLICATION #** MAILING ADDRESS 14031 N. Dale Maby Huy CITY TAMPA STATE ZIP 33618 PHONE (813/962-623-NAME JUSTIN (illmon **APPLICATION #** MAILING ADDRESS 2/06 Siloon Sting 73-0798 CITY DVC STATE F ZIP 32 PHONE 7 335-424 PLEASE PRINT JON Berry **APPLICATION #** MAILING ADDRESS 1620 & Done RJ 23-6792 CITY Dow STATE // ZIP 3 25 PHONE 813 130 75 26 NAME Lami Cor be H **APPLICATION #** 23-68416 MAILING ADDRESS 101 & Kenedy Block CITY MANDA STATE A ZIP 3562 PHONE 813-277 -8421

23 GPM HEARING MASTER: SUSAN Finch SIGN-IN SHEET:, RFR, ZHM, PHM, LUHO DATE/TIME: $\underline{q'}$ PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Kathryn Barry **APPLICATION #** MAILING ADDRESS 3028 Colonial Ridge Dr 23-1846 CITY Brandon STATE FL ZIP 33511 PHONE 540-419-5122 PLEASE PRINT **APPLICATION #** BNW MAILING ADDRESS SU23 W. LAMEL ST 23-0846 STATE CITY PLEASE PRINT **APPLICATION #** NAME **MAILING ADDRESS** ____STATE _____ ZIP____PHONE CITY PLEASE PRINT NAME RYAN **APPLICATION #** MANASSE]]- 6659 MAILING ADDRESS 401 & TACKSON ST STR. STATE 3742 ZIP 380 2 PHONE 813-225-2500 CITY TAMPA PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS _____STATE M____ZIP<u>8957</u>1 PHONE CITY PLEASE PRINT **APPLICATION #** Kevin Kea. NAME MAILING ADDRESS YOI E Jackson JT #2100 23-6414 CITY Tanga STATE FL ZIP33602 PHONE 813.222-5059

DATE/TIME: 9/18/23 6 PM HEARING MASTER: SUSAN Finch PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT **APPLICATION #** NAME Alexandra Schalt 23-0578 MAILING ADDRESS 400 N. ASNley Dr. Suite 100 CITY TAMPA STATE H ZIP 33602 PHONE 850-319-0787 PLEASE PRINT RATHY REYES **APPLICATION #** 23-6578 MAILING ADDRESS 10433 ALDER GREEN CITY QUERUIEW STATE FL ZIP33578PHONE 845-598 PLEASE PRINT **APPLICATION #** 23-0578 MAILING ADDRESS 10371 Scalett Skimman DR. CITY Riverview Destate F1 ZIP 33578 PHONE 706- 410 -7533 athy PLEASE PRINT **APPLICATION #** NAME Scarlett Skimmer Dr MAILING ADDRESS 1346 *[]] -* 05716 CITY KING VIEW STATE / L ZIP 33518 PHONE PLEASE PRINT **APPLICATION #** 23 - 3578 MAILING ADDRESS 023 STATE CITY ZĬP PHONE PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE:



DATE: September 18, 2023

HEARING MASTER:

Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0203	Susan Swift	1. Applicant Presentation Packet	No
RZ 23-0082	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0082	Todd Pressman	2. Applicant Presentation Packet	No
RZ 23-0552	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0552	Jonathan Hoke	2. Opposition Presentation Packet	No
RZ 23-0552	Gretchen Hoke	3. Opposition Presentation Packet	No
RZ 23-0571	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0571	Ruth Londono	2. Applicant Presentation Packet	No
RZ 23-0573	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0573	Isabelle Albert	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0640	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0792	Aleathea Hoskins	1. Opposition Presentation Packet	No
RZ 23-0792	Tu Mai	2. Applicant Presentation Packet	No
RZ 23-0846	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0846	Kami Corbett	2. Applicant Presentation Packet	No
RZ 23-0059	Mark Bentley	1. Applicant Presentation Packet	Yes (Copy)
RZ 23-0109	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0414	Michelle Heinrich	1. Revised Staff Report- Email	No
MM 23-0414	Kevin Reali	2. Applicant Presentation Packet	No
MM 23-0578	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0578	Alexandra Schaler	2. Applicant Presentation Packet	No

SEPTEMBER 18, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 18, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

☑ Susan Finch, ZHM, overview of ZHM process.

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

🛂 Susan Finch, ZHM, Oath.

- B. REMANDS
- B.1. RZ 23-0203

Michelle Heinrich, DS, called RZ 23-0203.

Testimony provided.

ڬ Susan Finch, ZHM, closed RZ 23-0203.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0082

Michelle Heinrich, DS, called RZ 23-0082.

Testimony provided.

☑ Susan Finch, ZHM, closed RZ 23-0082.

C.2. RZ 23-0552

Michelle Heinrich, DS, called RZ 23-0552.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0552.

C.3. RZ 23-0571

Michelle Heinrich, DS, called RZ 23-0571.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0571.

C.4. RZ 23-0573

Michelle Heinrich, DS, called RZ 23-0573.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0573.

C.5. RZ 23-0640

Michelle Heinrich, DS, called RZ 23-0640.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0640.

C.6. RZ 23-0792

Michelle Heinrich, DS, called RZ 23-0792.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0792.

MONDAY, SEPTEMBER 18, 2023

C.7. RZ 23-00846

Michelle Heinrich, DS, called RZ 23-0846.

Testimony provided.

Susan Finch, ZHM, closed RZ 23-0846.

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

D.1. RZ 23-0059

Michelle Heinrich, DS, called RZ 23-0059.

Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0059.

D.2. RZ 23-0109

Michelle Heinrich, DS, called RZ 23-0109.

Testimony provided.

🛂 Susan Finch, ZHM, closed RZ 23-0109.

D.3. RZ 23-0369

Michelle Heinrich, DS, called RZ 23-0369.

Testimony presented.

Susan Finch, ZHM, continued RZ 23-0369 to November 13, 2023, ZHM. D.4. MM 23-0414

Michelle Heinrich, DS, called MM 23-0414.

Testimony provided.

🛂 Susan Finch, ZHM, closed MM 23-0414.

MONDAY, SEPTEMBER 18, 2023

D.5. MM 23-0578

Michelle Heinrich, DS, called MM 23-0578.

Testimony provided.

Susan Finch, ZHM, closed MM 23-0578.

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 10:54 p.m.

Rezoning Application: RZ STD 23-0846

Zoning Hearing Master Date: September 18, 2023

BOCC Land Use Meeting Date: November 7, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Homes by West Bay
FLU Category:	RES-4
Service Area:	Urban
Site Acreage:	33.48 +/- Acres
Community Plan Area:	Brandon
Overlay:	None



Introduction Summary:

The request is to rezone 7 parcels from ASC-1 and 1 parcel from RSC-3 to RSC-4 for proposed large lot single-family conventional development. The Site is approximately 33.48 acres in size, has a future land use category of RES-4, and is within the Garden Estates character district of the Brandon Community Plan.

Zoning:	Exis	ting	Proposed		
District(s)	ASC-1 RSC-3		RSC-4		
Typical General Use(s)	Agricultural Single Family	Single Family Conventional	Single Family Conventional		
Acreage	33.01 Acres	.47 Acre	33.48		
Density/Intensity	1 DU / Acre	1 DU / 14,520 SF	4 DU / Acres		
Mathematical Maximum*	33 DU	100 DU	133.9 DU		

*number represents a pre-development approximation

Development Standards:	Ex	isting	Proposed		
District(s)	ASC-1	RSC-3	RSC-4		
Lot Size / Lot Width	1 Acre / 150'	14, 520 sq. ft / 75'	10,000 sq. ft. / 75'		
Setbacks/Buffering Screening	50'/15'/50' N/A	25'/7.5/25' N/A	25'/7.5'/25' N/A		
Height	50'	35′	35′		

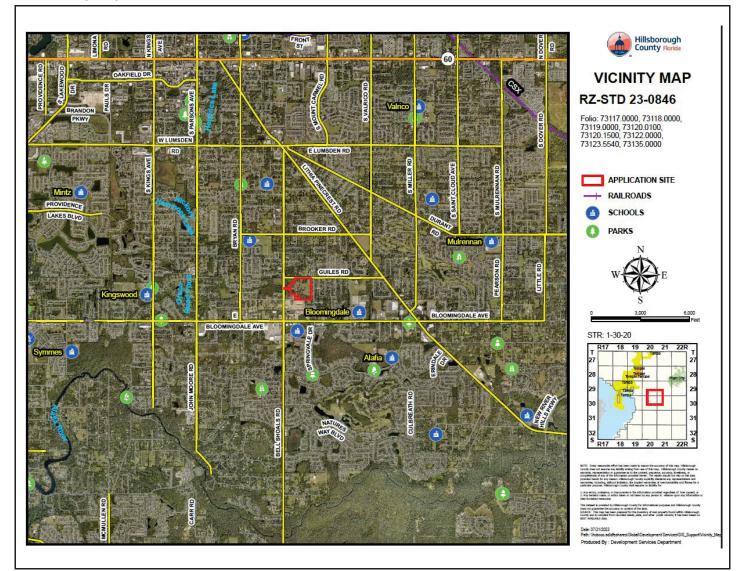
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Camille Krochta

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The property is located near the Colonial Ridge Dr & Guiles Rd intersection and is adjacent to similar-use residential single-family zoning districts. To the south of the site, there is a church, and neighborhood commercial developments including strip mall shopping centers, with restaurants and other commercial uses along E. Bloomingdale Avenue.

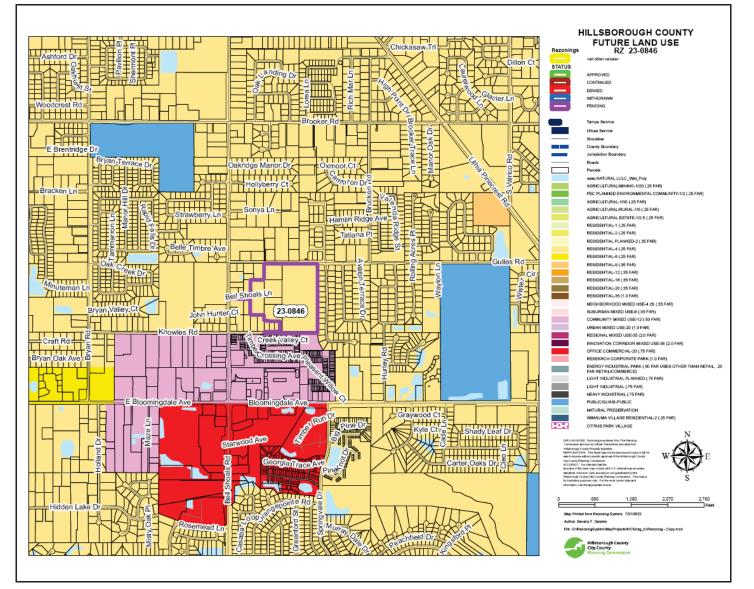
BOCC LUM MEETING DATE:

SEPTEMBER 18, 2023 NOVEMBER 7, 2023

Case Reviewer: Camille Krochta

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

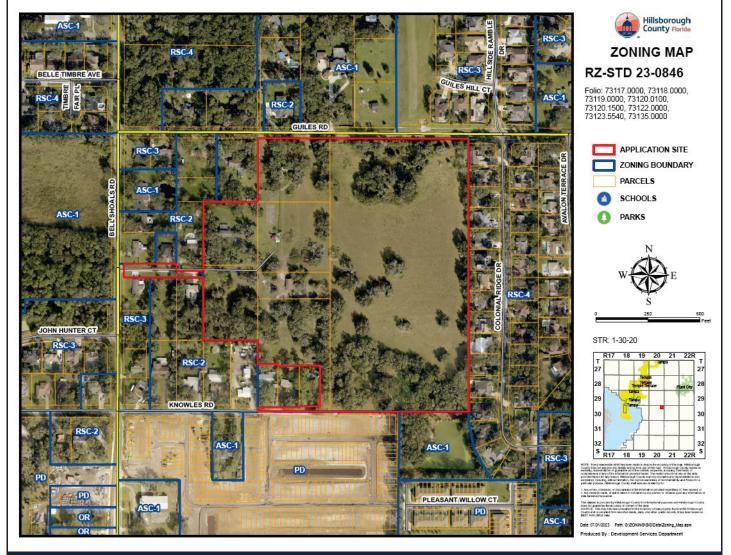


Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4DU / Acre / .25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Case Reviewer: Camille Krochta

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:		Zoning	Allowable Use:	Existing Use:		
North	ASC-1, RSC- 2, RSC-3	Acre	1 1 DU/ DU/21, 14,520 780 SF SF		1DU/ Acre DU/21, 14,520		Agricultural and Single- Family Conventional	Agricultural and Single- Family Conventional
South	PD 20-1264, ASC-1	1 DU/1,67 SF	674 1 DU / 1 Acre		Residential, Single- Family Conventional	Vacant and Single-Family residential		
East	RSC-4	1 DU,	1 DU/ 10,000 SF		Residential, Single- Family Conventional	Residential, Single-Family Conventional		
West	RSC-2	1 DU / 21,780 SF		80 SF	Residential, Single- Family Conventional	Residential, Single-Family Conventional		

APPLICATION NUMBER:	RZ STD 23-0846	
ZHM HEARING DATE:	SEPTEMBER 18, 2023	
BOCC LUM MEETING DATE:	NOVEMBER 7, 2023	Case Reviewer: Camille Krochta

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)

Not Applicable

ZHM HEARING DATE: BOCC LUM MEETING DATE: SEPTEMBER 18, 2023 NOVEMBER 7, 2023

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	
Natural Resources	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Check if Applicable:	🗌 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/Sul	burban/Rural Scen	ic Corridor	
Wellhead Protection Area	2	to ELAPP property		
□ Surface Water Resource Protection Area	Other			Additional
Public Facilities:	Comments Received	Objections	Conditions Requested	Information/Comments
Transportation Design Exc./Adm. Variance Requested Off-site Improvements Provided	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Service Area/ Water & Wastewater Urban City of Tampa Rural City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes □ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-8 □9-12 □N/A	□ Yes ⊠ No	□ Yes □ No	□ Yes □ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
 Meets Locational Criteria N/A Locational Criteria Waiver Requested Minimum Density Met N/A 	⊠ Yes □ No	□ Inconsistent ⊠ Consistent	□ Yes ⊠ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property spans approximately 33.48 acres and is located about 0.25 miles southeast of the intersection of Bloomingdale Avenue and Bells Shoals Road - both major roadways in the area. The property is surrounded by similar residential zoning districts that match the current zoning and development pattern in the area. To the south of the property is a church, as well as neighborhood commercial developments that include strip mall shopping centers with restaurants and other commercial uses situated along E. Bloomingdale Avenue.

The applicant has proposed a rezoning of the parcels to RSC-4. The purpose of this request is to provide the opportunity for the development of larger single-family home lots allowing for 10,000 s.f. plus lot sizes. The Site lies within the Garden Estates character district of the Brandon Community Plan. The proposed residential layout is consistent with the adjacent developments, aligns with the design characteristics of this area, and will adhere to the RSC-4 standard zoning district.

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

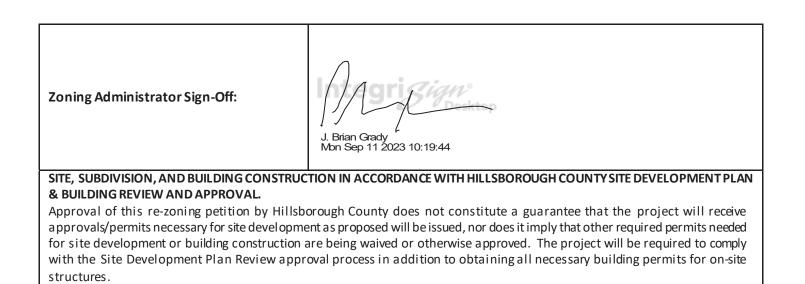
Staff has no compatibility concerns with the proposed request.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-4 (Residential, Single-Family Conventional) zoning district is compatible with the existing zoning districts and development patterns in the area; therefore, staff recommends approval of this rezoning request.

6.0 PROPOSED CONDITIONS

N/A



BOCC LUM MEETING DATE: NOVEMBER 7, 2023

Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Case Reviewer: Camille Krochta

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

APPLICATION NUMBER:	RZ STD 23-0846	
ZHM HEARING DATE:	SEPTEMBER 18, 2023	
BOCC LUM MEETING DATE:	NOVEMBER 7, 2023	C

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: James Ratliff, AICP, PTP, Principal Planner PLANNING AREA: BR DATE: 9/10/2023 AGENCY/DEPT: Transportation PETITION NO: RZ 23-0846

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/-33.48 ac. parcel from Residential Single-Family Conventional -3 (RSC-3) and Agricultural Single-Family Residential -1 (ASC-1) to Residential Single-Family Conventional -4 (RSC-4).

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation or site access analysis to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
ASC-1/RSC-3, 33 single-family detached dwelling units (ITE LUC 210)	364	27	35

Proposed Zoning:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 133 single-family detached dwelling units (ITE LUC 210)	1,312	96	130

Trip Generation Difference:

Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 948	(+) 69	(+) 95

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Guiles Rd. is a 2-lane, publicly maintained, substandard, rural collector roadway. The roadway is characterized by +/-20 feet of pavement in average condition. In the vicinity of the project site, the right-of-way width appears to vary (between approximately +/-55 and +/-75 feet). There are a +/-5-

foot-wide sidewalks present along portions of the north and south sides of Guiles Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Staff notes that it all non-emergency traffic is anticipated to be to/from Guiles Rd.; however, other available alternatives and potential stubouts for future connectivity in accordance with Sec. 6.02.01 of the LDC will be evaluated at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Guiles Rd. cannot be provided, as it is not included within the Hillsborough County 2020 Level of Service report. LOS information for Bell Shoals Rd. is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Bloomingdale Ave.	Lithia Pinecrest Rd.	D	С

Source: Hillsborough County 2020 Level of Service Report.

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Guiles Rd.	County Collector - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other - TBD 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	
	Choose an item.	Choose an item. Lanes Substandard Road Sufficient ROW Width	 Corridor Preservation Plan Site Access Improvements Substandard Road Improvements Other 	

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

Project Trip Generation Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	364	27	35	
Proposed	1,312	96	130	
Difference (+/-)	(+) 948	(+) 69	(+) 95	

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Design Exception/Administrative Variance ⊠Not applicable for this request					
Road Name/Nature of Request	Туре	Finding			
Choose an item. Choose an item.					
	Choose an item.	Choose an item.			
Notes: As is the case for all Euclidean zoned prop Exceptions and or Section 6.04.02.B Administrati plan review.		0			

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

23-0846 Kami Corbett ZHM 9-18-2023 Exhibit 1



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Valrico Development: Barrington

August 21st, 2023

About Homes by WestBay

Homes by WestBay was founded in 2009, at the lowest point of the greatest housing downturn in recent history. Amid this volatile time, our tenacious and visionary founders seized what we now know as a very rare opportunity.

As many other home builders were exiting the market, it was clear that while there were fewer buyers overall, those that were seeking new homes were looking for a higher level of quality and superior workmanship... the perfect clients for Homes by WestBay.

In our first year of production, we built and delivered 63 well-appointed homes. We were delighted to unexpectedly exceed expectations by more than double. Our mission then and now is to deliver a better way of life to homeowners in Tampa Bay through the best customer experience in the industry. We work to uphold a reputation of exceptional quality and value within our price range, superior design and to lead the market in customer satisfaction. From our first, pioneering home buyers to the 1,000+homes we deliver annually today, we continually strive to deliver on our mission.





WestBay Projects



PRISTINE LAKE PRESERVE



STARKEY RANCH



LEGACY RIDGE



THE SANCTUARY



Holida

Tarpon Springs

Palm Harbo

Dunedin

Clearwater

Largo

Seminole

Treasure Island

St Pete Be

Madeira B

Belleair

Indian Shores

Sa

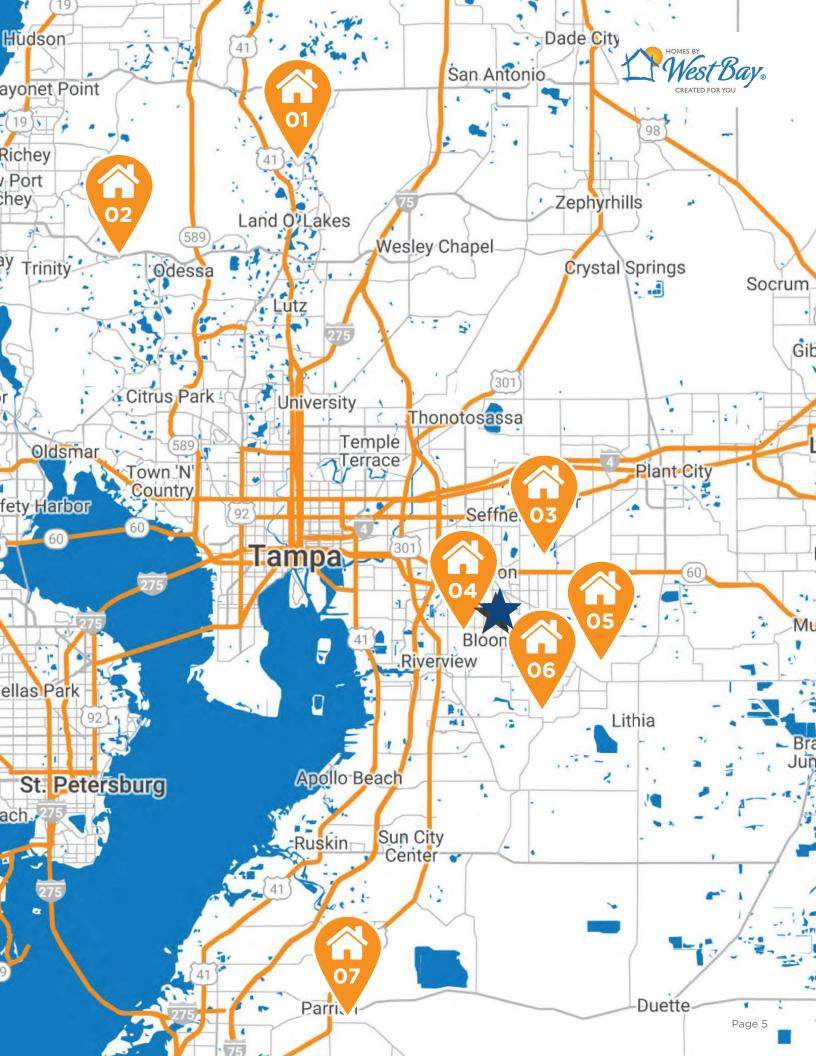
CREEK RIDGE PRESERVE



HAWKSTONE



CROSSWIND RANCH



Homes by WestBay | Barrington



Pristine Lake Preserve





Pristine Lake Preserve





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Starkey Ranch



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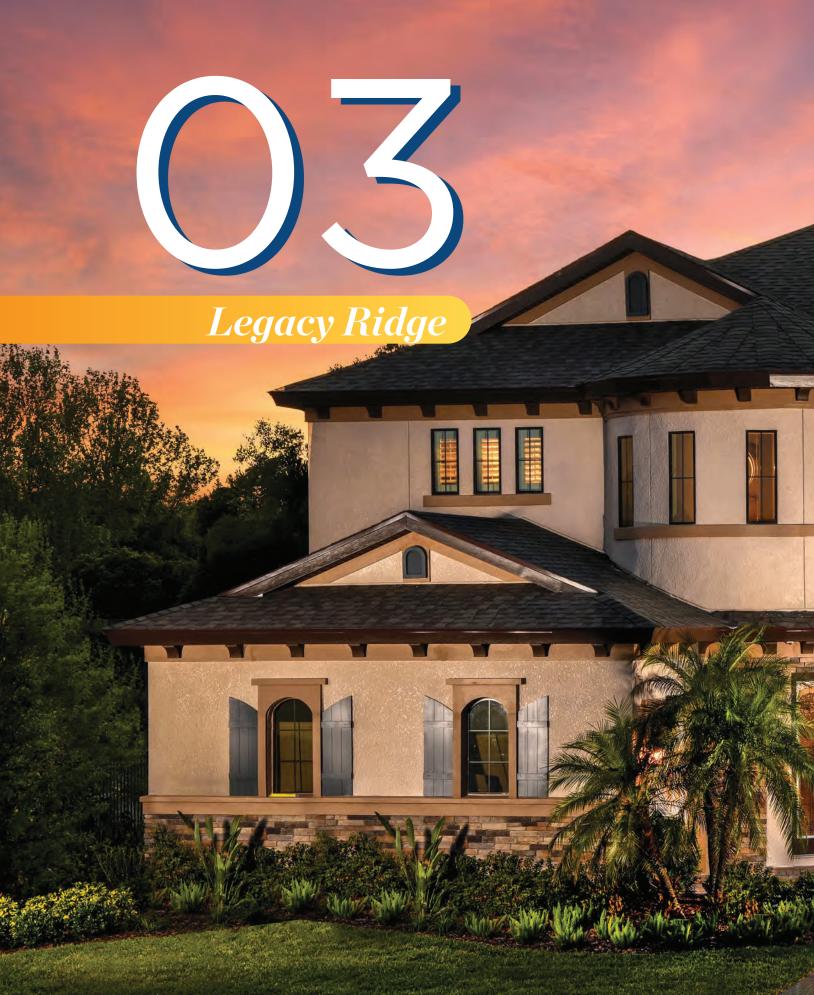
Starkey Ranch



















216 State Still?

















Creek Ridge Preserve

Homes by WestBay | Barrington















-

















Homes by WestBay | Barringto

Hawkstone

HAWKSTONE







Crosswind Ranch



13726



Homes by WestBay | Barringto



Crosswind Ranch





13726











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Thank you!



Barrington Rezone

Address:	1014 Bell Shoals Lane, Riverview, FL 33578
Property Area:	33.5 acres
Request:	Standard Rezone from ASC-1 and RSC-3 to RSC-4 – No Planned Development
Proposed:	To develop a new single-family residential subdivision with 75' wide lots over
	10,000 square feet in area (see back for conceptual layout)
Future Land Use:	No proposed change – R-4

*This request is for a Standard Rezone, which is not a PD (Planned Development). The minimum lot standards below will be required.

RSC-4 DIMENSIONAL STANDARD REGULATIONS (LDC SEC. 6.01.01)

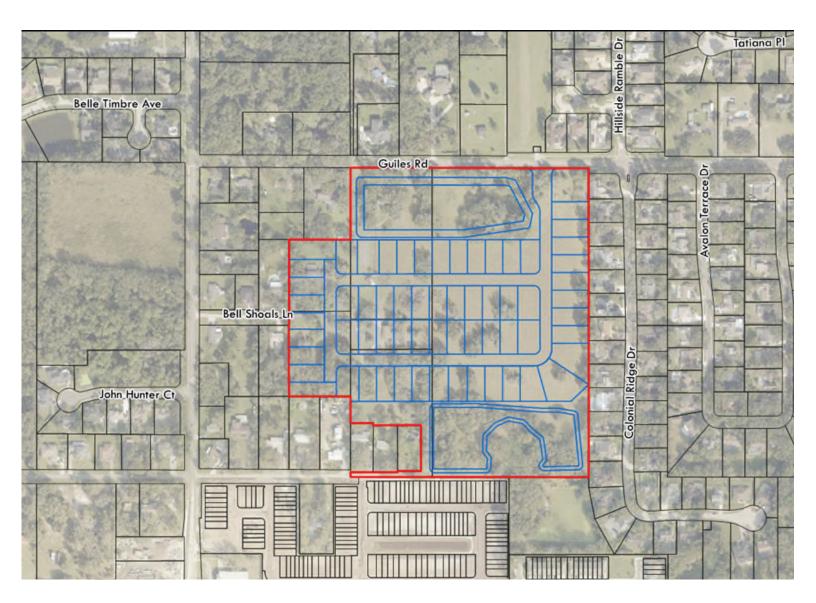
Minimum Lot Size	10,000 SF
Min. Lot Width	75 feet
Min. Front Yard Setback	25 feet
Min. Side Yard Setback	7.5 feet
Min. Rear Yard Setback	25 feet
Maximum Height	35 feet

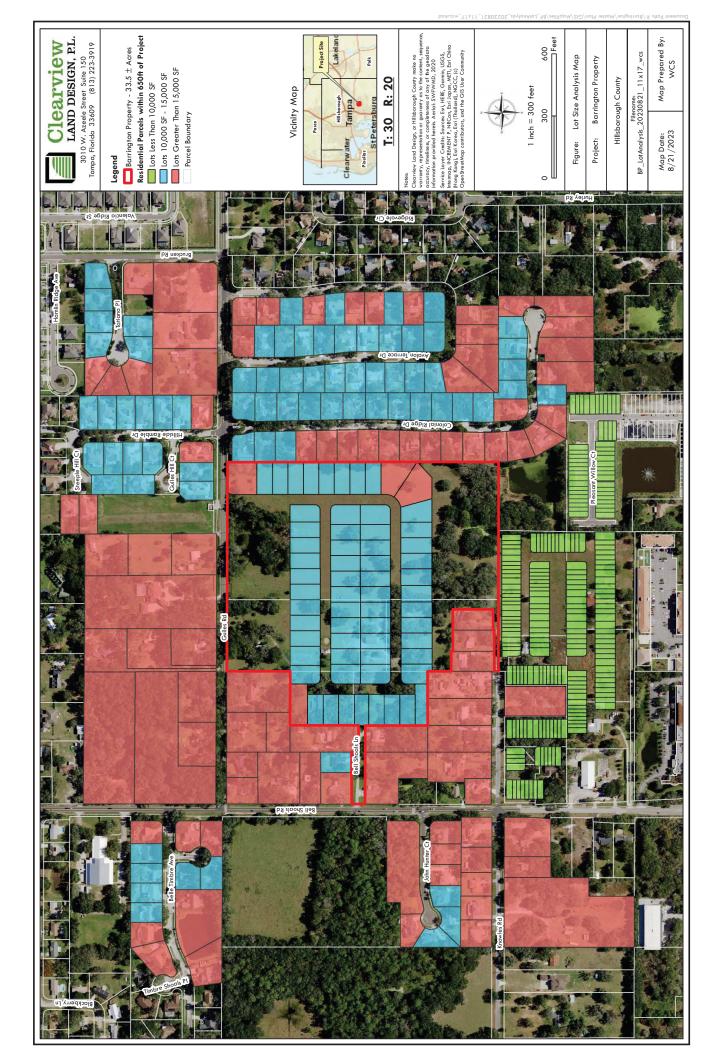
TENTATIVE HEARING DATES:

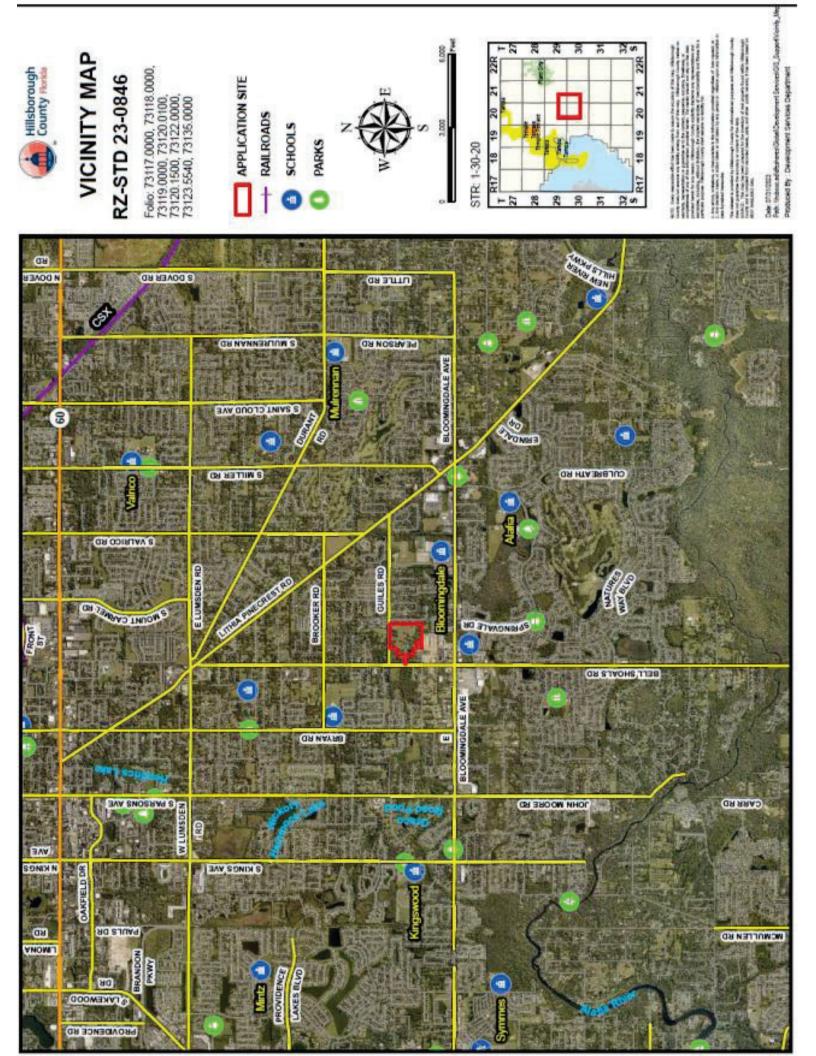
Zoning Hearing Master	September 18, 2023
Board of County Commissioners	November 7, 2023



CONCEPTUAL SITE PLAN







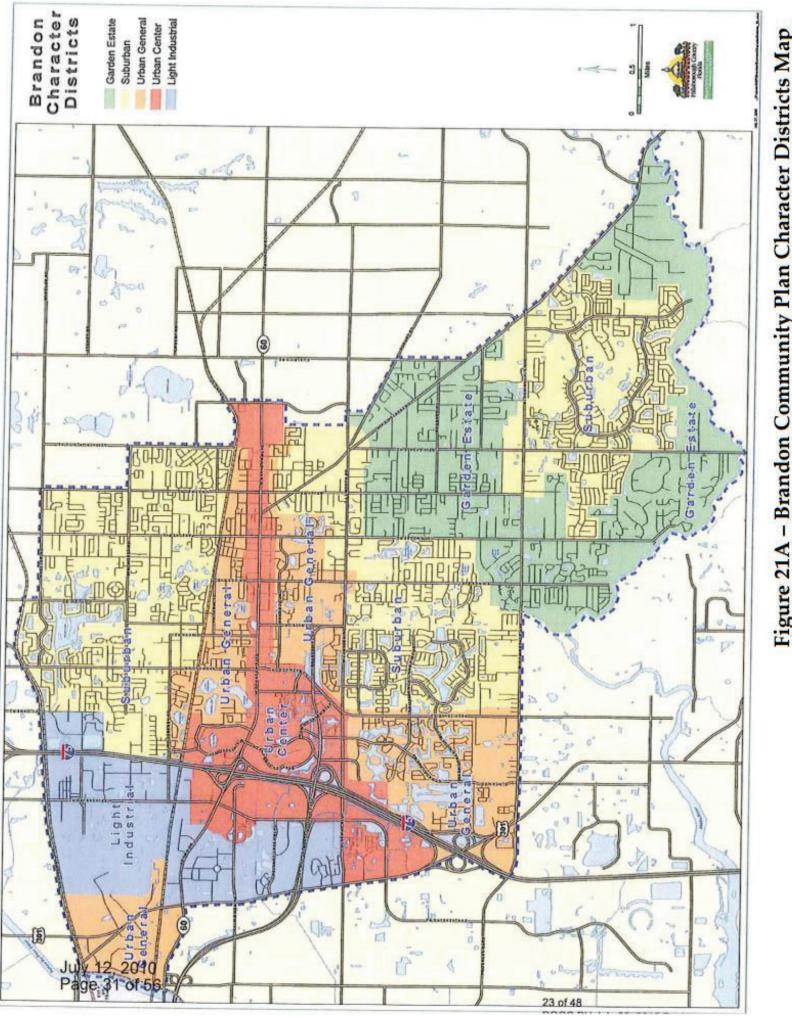


Figure 21A - Brandon Community Plan Character Districts Map



Barrington Rezone

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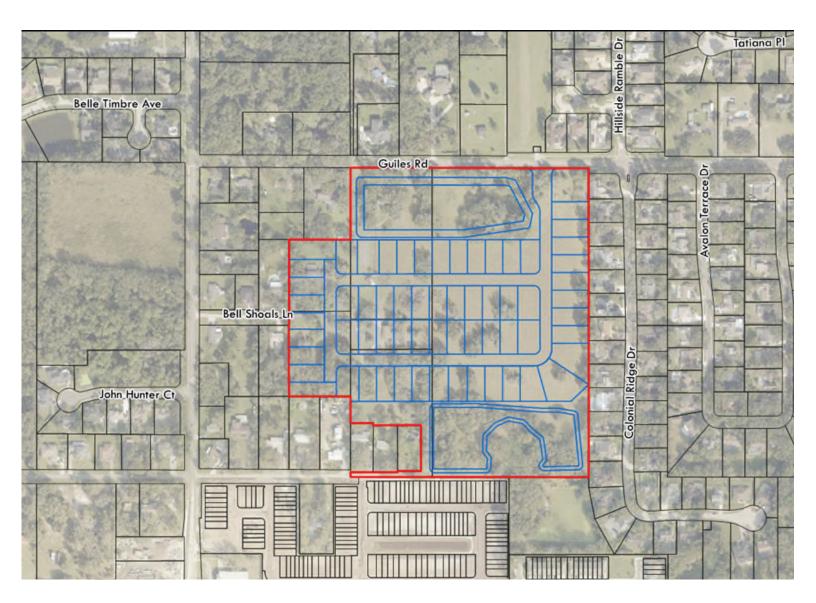
Minimum Lot Size	10,000 SF
Min. Lot Width	75 feet
Min. Front Yard Setback	25 feet
Min. Side Yard Setback	7.5 feet
Min. Rear Yard Setback	25 feet
Maximum Height	35 feet

TENTATIVE HEARING DATES:

Zoning Hearing Master	September 18, 2023	
Board of County Commissioners	November 7, 2023	



CONCEPTUAL SITE PLAN



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.
 - a. Urban Center -- This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.
 - b. Urban General, including Brandon Main Street Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.
 - c. Light Industrial Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College's Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.
 - 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.
 - e. Garden Estates Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of

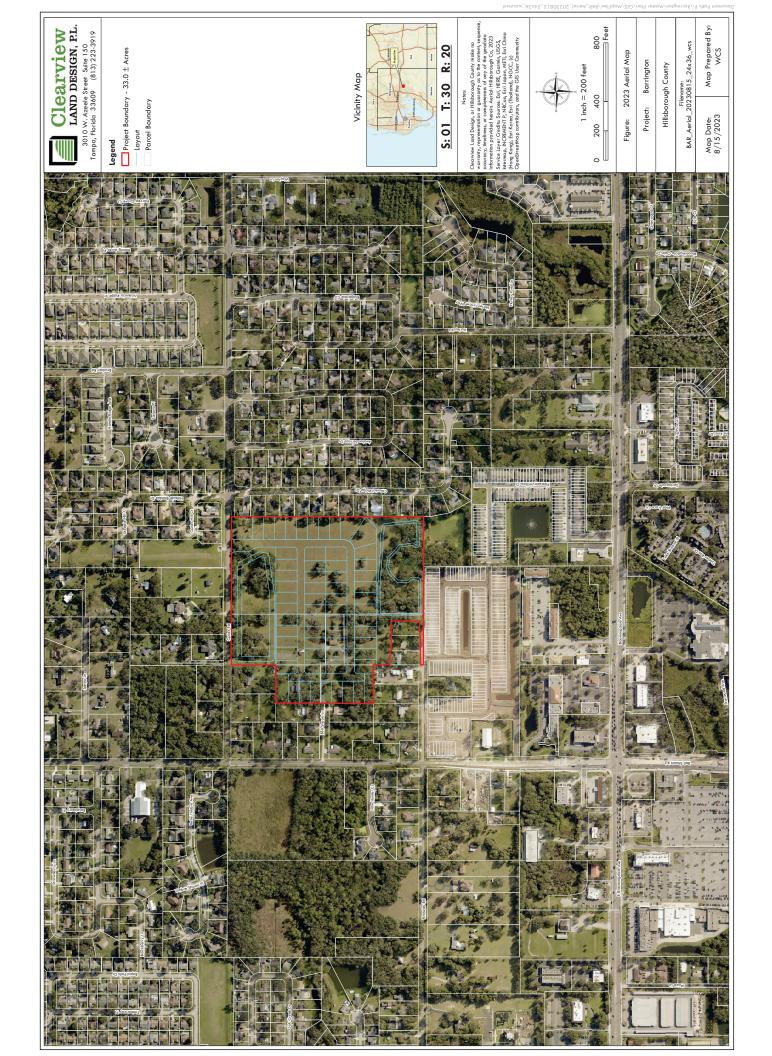
at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Goal 7 Advance Brandon's economic competitiveness in the region through a diversified economy and broader employment base.

- 1. Study and identify ways to improve the utilization of existing industrial areas and business parks, with the assistance of the Greater Brandon Chamber of Commerce.
- 2. Encourage mixed-use development adjacent to identified existing industrial and commercial districts as referenced on the Brandon Character Districts Map.

Goal 8: Strengthen and empower community and business associations.

- 1. Establish an umbrella organization to facilitate communication between various community associations such as the chamber of commerce, homeowner associations and other neighborhood groups within the plan boundaries for the purpose of furthering the Brandon Community Plan.
- 2. Encourage creation of new civic associations or neighborhood representatives in areas without an official homeowner's association or civic group.
- 3. Establish a roundtable for the exchange of ideas and collaboration on issues affecting the communities in eastern Hillsborough County including Brandon, Bloomingdale, Seffner, Mango, Valrico, Limona, Lithia and Dover.



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 5. General design characteristics for each Brandon Character District are described below. of property may proceed in accordance with the Land Development Code.

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